



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**95 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2285606**



**\$560,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Appliances in suite: stove, fridge, dishwasher, microwave, washer, dryer.

Outstanding, beautifully maintained, one owner, Morrison built 1/2 duplex with legal suite! This 1,576 sq ft home features a large living room with adjoining dining area, kitchen with eating nook and access to the spacious 11'x10' deck and private yard. The upper level boasts a tech area for your computer, 2 bedrooms with walk-in closets, 4 pc bathroom, a primary bedroom with a walk-in closet and 4 pc ensuite plus there is the convenient upper level laundry. The 650 sqft lower level suite has a living/dining area, bedroom, 4 pc bath and laundry - great for extended family or tenants. Two separate furnaces. New IKO shingles in 2025. Off-street parking pad with alley access, opportunity to build a double garage. Close to transit and K-9 school, easy access to Stoney Trail. Vacant - immediate possession available. Live up and rent down!