



**95 Cornerstone Avenue NE
Calgary, Alberta**

MLS # A2285606

\$560,000



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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	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!