

59 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2274848



\$550,000

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| Division: | Cornerstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,446 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Separate Entrance, Vinyl Windows | | |

Inclusions: Dining Table, Downstairs Washer, Downstairs Dryer, Downstairs Microwave Hood Fan, Downstairs Fridge, Downstairs Dishwasher, Downstairs Electric Stove.

Welcome to this well-maintained 4 bedroom, 3.5 bathroom half-duplex located in the established community of Cornerstone NE. Offering over 1,440 sq. ft. of living space, this property features a bright and functional layout with large windows providing plenty of natural light throughout. The upper level includes 3 bedrooms, 2 full bathrooms, and its own dedicated laundry, creating convenience and privacy for the main living space. The basement is fully developed with a separate side entrance, its own laundry, and is currently occupied by a respectful tenant. With prime location near Stoney Trail, Calgary International Airport, grocery stores, fitness facilities, restaurants, and other everyday amenities, making it a practical choice for a wide range of occupants. With Calgary's consistently strong rental demand, this property may appeal to buyers seeking a residence with the ability to generate supplemental income. A solid opportunity in a convenient NE location. Book your showing today.