

\$549,900 - 56 Cornerstone Avenue Ne, Calgary

MLS® #A2091671

\$549,900

3 Bedroom, 3.00 Bathroom, 1,452 sqft

Residential on 0.06 Acres

Cornerstone, Calgary, Alberta

This investment side entrance property in Cornerstone, built in 2016, has a lot of appealing features and upgrades that can make it an attractive option for potential tenants or buyers.

Main Floor:

- â€¢ Durable (high grade) vinyl flooring throughout, which is easy to maintain.
- â€¢ Quartz countertops and a spacious island in the kitchen, providing a modern and functional space.
- â€¢ Stainless steel appliances in the kitchen for a contemporary touch.
- â€¢ A living room, eating area, laundry facilities, and a two-piece bathroom, making it a functional living space.

Upstairs:

- â€¢ Three bedrooms, including a master bedroom with an ensuite bathroom and a walk-in closet.
- â€¢ A four-piece bathroom for the other bedrooms, making it suitable for families or those needing multiple bedrooms.

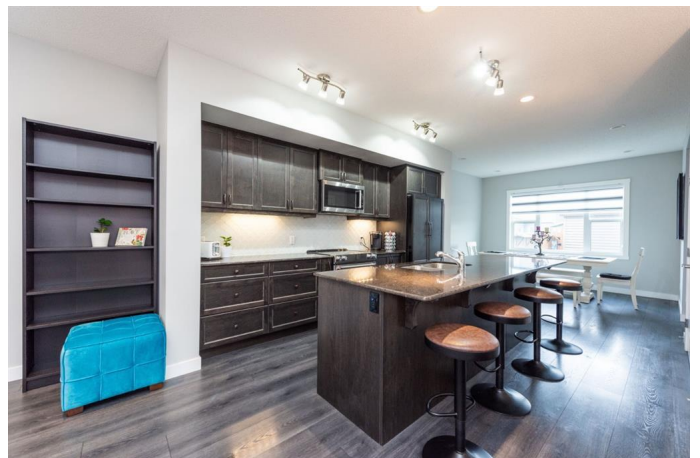
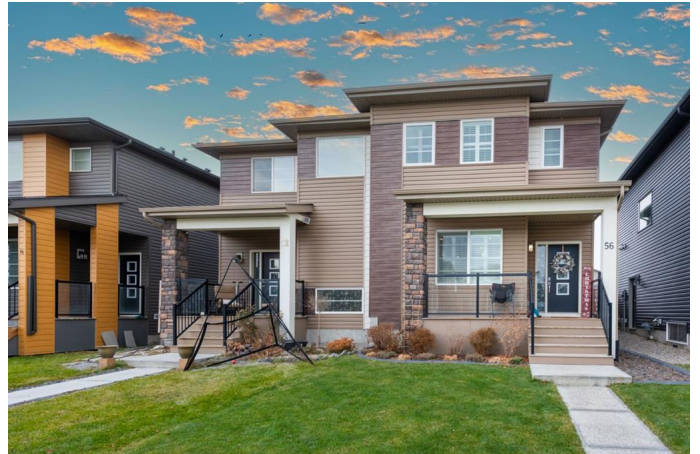
Legal Suite:

- â€¢ The opportunity to create a legal suite with separate kitchen facilities and a private laundry area, which can attract potential renters or buyers looking for a separate living space.

Backyard:

- â€¢ Fenced and landscaped backyard with a small deck, providing a pleasant outdoor space for residents to enjoy.

Garage:



• An oversized double detached garage (19.5 ft x 21.20 ft) that is insulated and drywalled, offering parking and storage space, which is valuable for many buyers.

Upgrades: The various upgrades, such as under cabinet lighting, granite (coffee down) countertops, upgraded kitchen backsplash, air conditioning, panel-ready fridge and dishwasher that match the cabinets • fridge has a water purifier and ice cube maker, pull out (cabinet) spice rack & garbage /recycling, enlarged window in the rear of the basement, finish garage (insulated and drywalled), upgraded kitchen backsplash• lantern Glass mosaic• vertical orientation. Side entrance door, Slack slate system in garage with industrial shelving, . weeping tiles , . Curbed walk-way from the front of the house to the garage door• with a curbed flowerbed in the front of the house , California shutters in the front windows, Pot lights throughout the main floor , gas line at the back of the oven and the rear of the house, floating mirror at entrance of home, Shoe rack in front and rear closets, asphalt (rear of garage) lane way more, add significant value to the property. These upgrades enhance the functionality, aesthetics, and comfort of the property. Overall, this investment property appears to be well-maintained, functional, and thoughtfully upgraded. The potential for a legal suite and the attractive features and upgrades make it a compelling investment opportunity with the potential for increased rental income or resale value. It's important to assess the local real estate market and the demand for rental properties to determine the investment potential in more detail.

Built in 2016

Essential Information

MLS® #

A2091671

Price	\$549,900
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	56 Cornerstone Avenue Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1G6

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, Kitchen Island, Metal Counters, No Animal Home, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, None, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2023
Date Sold	November 14th, 2023
Days on Market	8
Zoning	R-Gm
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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