

\$689,000 - 137 Corner Meadows Gate Ne, Calgary

MLS® #A2135888

\$689,000

4 Bedroom, 4.00 Bathroom, 1,605 sqft

Residential on 0.05 Acres

Cornerstone, Calgary, Alberta

This is investment property Main Floor lease \$2200 Plus 375 Utilities will expire May 2025 Basement Rent \$1300 Plus 200 Utilities will expire August 2024. Buyer must assume the lease for both portion in order to close. Stunning half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, built in desk and much more. Gourmet chefs kitchen offers ceiling height soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room and mudroom leading to a deck and double detached garage. Full sized laundry located on the top floor along with large master bedroom with coffer ceiling, massive walk-in closet and the ensuite with dual vanity and deep soaker tub. Additional 2 bedrooms featuring unique joined bathroom. Downstairs you will find the 1-bedroom Legal basement suite with 9 foot ceilings, huge windows and the same upgraded finishes throughout including custom porcelain tiles, wide plank flooring and LED pots lights. Located in the new community of Cornerstone this property is steps from green space the soon to be extended train line, amenities and lots of new development.

Built in 2018

Essential Information



MLS® #	A2135888
Price	\$689,000
Sold Price	\$677,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,605
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	137 Corner Meadows Gate Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1J7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	May 28th, 2024
Date Sold	August 10th, 2024
Days on Market	74
Zoning	R-Gm
HOA Fees	52.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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