



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**563 CORNERSTONE Avenue, Calgary T3N 1V2**

MLS® #: **A2148650**      Area: **Cornerstone**      Listing Date: **07/10/24**      List Price: **\$564,998**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 09-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,499 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Parkade**

Finished Floor Area  
 Abv Sqft: **1,213**  
 Low Sqft:  
 Ttl Sqft: **1,213**

DOM

**68**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 11`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 8`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`6" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 4`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 11`8"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`9" x 4`5"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**1912237**

**R-G**

Remarks

Pub Rmks: **Open House Sep 13 and 14 from 12 AM to 3PM !!! All Welcome!!! This duplex has total 3 Bedrooms, 2 and half Bathrooms, super convenient Location, basement with separated entrance and separated laundry! Beautiful private yard comes with back line access. Main floor kitchen with large kitchen island open to dining, nice size living room space. Master bedroom will be able to fit king size bed, also there is a large en-suite. Also there are two more bedrooms at second floor. In the basement, it comes with separated side entrance. Back yard has parking space for cars and back line access. Walking distance to bus stop, schools, and shopping area. This is the property you must see.**

Inclusions:  
Property Listed By: **none  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





