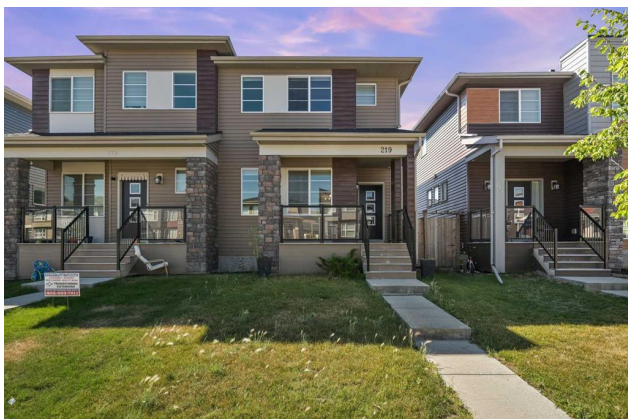




219 CORNERSTONE Avenue, Calgary T3N 1H5

MLS®#: **A2162899** Area: **Cornerstone** Listing Date: **09/05/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,723 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 12`7"	Kitchen	Main	11`10" x 10`10"
Dining Room	Main	13`6" x 9`10"	Foyer	Main	7`2" x 3`11"
Mud Room	Main	6`6" x 4`1"	2pc Bathroom	Main	4`11" x 4`10"
Bedroom - Primary	Upper	13`6" x 13`0"	Walk-In Closet	Upper	5`7" x 4`11"
4pc Ensuite bath	Upper	8`9" x 4`10"	Bedroom	Upper	10`9" x 8`10"
Walk-In Closet	Upper	4`6" x 3`11"	Bedroom	Upper	10`1" x 9`7"
Walk-In Closet	Upper	4`7" x 3`11"	Laundry	Upper	4`2" x 3`4"

4pc Bathroom
Kitchen
Walk-In Closet
Laundry
Furnace/Utility Room

Upper
Basement
Basement
Basement
Basement

9`6" x 4`11"
6`10" x 6`5"
9`11" x 3`3"
3`6" x 3`0"
7`1" x 6`7"

Family Room
Bedroom
Bonus Room
4pc Bathroom

Basement
Basement
Basement
Basement

12`5" x 11`1"
14`5" x 10`0"
9`1" x 6`1"
8`1" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612130

Zoning:
R-Gm

Remarks

Pub Rmks:

Charming Duplex in Cornerstone - Perfect Blend of Comfort and Convenience Welcome to your new home in Cornerstone! This beautifully maintained duplex offers a perfect balance of modern living and easy access to all your daily needs. Located just minutes from popular restaurants, cozy coffee shops, and essential grocery stores, you'll find everything you need right at your fingertips. Enjoy quick commutes with easy access to Stoney Trail and Deerfoot Trail, and be just a 10-minute drive from Costco and Cross Iron Mills. This spacious home features 3 comfortable bedrooms, 2.5 bathrooms, and a versatile 1-bedroom illegal basement suite, ideal for guests or multi-generational living. The property also includes a detached double garage and a fenced backyard, providing ample space for outdoor activities and privacy. Whether you're hosting a barbecue or simply relaxing with family, this home is designed to meet all your needs. Don't miss out on this fantastic opportunity - schedule a viewing today!

Inclusions:
Property Listed By:

Fridge, Stove, Microwave Hood Fan, Washer, Dryer in Basement
eXp Realty

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