



THE
A-TEAM

**RE/MAX
FIRST**

44 CORNERSTONE Avenue, Calgary T3N 1G6

MLS®#: **A2169921** Area: **Cornerstone** Listing Date: **10/10/24** List Price: **\$659,999**
 Status: **Pending** 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: **2,691 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

12
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: **High Efficiency,Forced Air,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,Closet Organizers,Kitchen Island,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`6" x 10`0"	Kitchen	Main	11`10" x 10`10"
Living Room	Main	13`11" x 12`8"	Kitchenette	Basement	10`0" x 8`10"
Den	Basement	8`8" x 4`10"	Game Room	Basement	10`1" x 9`4"
Laundry	Second	4`2" x 3`5"	Mud Room	Main	6`6" x 4`2"
Foyer	Main	7`3" x 3`11"	Covered Porch	Main	14`0" x 4`8"
Bedroom - Primary	Second	13`7" x 14`0"	Bedroom	Second	10`10" x 8`10"
Bedroom	Second	10`2" x 9`7"	Bedroom	Basement	13`9" x 9`0"

2pc Bathroom
4pc Bathroom

Main
Second

5`0" x 4`8"
9`7" x 4`11"

4pc Bathroom
3pc Ensuite bath
Legal/Tax/Financial

Basement
Second

8`3" x 4`11"
8`9" x 4`11"

Title:
Fee Simple
Legal Desc:

1612130

Zoning:
R-Gm

Remarks

Pub Rmks: **One of the best-kept properties in Cornerstone—a 4 BED, 3.5 BATH semi-detached home offering 2,193sf of total living space, including a developed basement with a separate entrance. The basement features 1 bed, 1 full bathroom, living area, office space, a kitchenette with cabinets, sink, and refrigerator, making it easy to convert to a legal suite (washer/dryer hookup in place, minor electrical upgrades required), offering excellent investment potential. Basement and separate entrance were professionally constructed by Shane Homes. The main floor boasts an upgraded kitchen with ceiling-height painted shaker cabinets, quartz countertops, and stainless steel appliances, including a gas range, chimney hood fan, built-in microwave, and garburator. Custom built-in shelving in closets, upgraded lighting, conduits for hidden wiring, and durable laminate flooring add to the home's appeal. Outdoors, enjoy a cozy front porch and a fenced, no-maintenance backyard with a patio. The property also includes a double-car garage, and a paved back alley for added convenience. Located near a wide range of amenities—shopping, parks, schools, and dining—this home is also in close proximity to major highways, making commuting easy. Built by the reputable Shane Homes, this property offers a fantastic opportunity for homeowners and investors alike. Schedule your showing today!**

Inclusions:
Property Listed By: **Basement Refrigerator
Greater Property Group**

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











