



THE
A-TEAM

**RE/MAX
FIRST**

563 CORNERSTONE Avenue, Calgary T3N 1V2

MLS®#: **A2182901** Area: **Cornerstone** Listing Date: **12/10/24** List Price: **\$559,000**
 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: **2021**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,226**
 Low Sqft:
 Ttl Sqft: **1,226**

DOM

20
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**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Cement Fiber Board,Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,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>
Living Room	Main	19`9" x 10`7"	Dining Room	Main	12`8" x 9`10"
Kitchen	Main	10`11" x 11`5"	2pc Bathroom	Main	5`3" x 4`11"
Bedroom - Primary	Second	11`9" x 12`8"	4pc Ensuite bath	Second	4`11" x 7`7"
4pc Bathroom	Second	5`0" x 7`7"	Bedroom	Second	8`5" x 10`10"
Bedroom	Second	9`1" x 10`7"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1912237

Remarks

Pub Rmks: **OPEN HOUSE Sat Dec 14 and Sun Dec 15 2-4 pm. Your Future Starts Here in Cornerstone! Step into this modern and stylish 3-bedroom, 2.5-bathroom duplex in the vibrant and rapidly growing community of Cornerstone—where contemporary design meets endless opportunity. Whether you're a family, an investor, or someone who loves a good DIY project, this home is ready to tick all the boxes. The open-concept main floor is as bright and inviting as your future here. It's perfect for hosting dinner parties or curling up on the couch after a long day. The sleek kitchen, complete with a gas stove and plenty of counter space is the perfect place to drum up a turkey dinner or pretend you're on a cooking show. Convenience is the name of the game with a mudroom featuring a half bath and rear entry to keep the chaos contained. Plus, the side entrance and unfinished basement are like a blank canvas—think rental income, a guest retreat, or maybe even your own secret lair. Upstairs, you'll find a spacious master suite overlooking the backyard, complete with a full ensuite and a walk-in closet big enough to house your wardrobe. Two more generously sized bedrooms, another full bathroom, and laundry round out the second level—because who wants to lug baskets up and down stairs? Outside, the south-facing backyard is a sun-soaked haven waiting for your green thumb. Imagine it: lush landscaping, a private fence, and maybe even a garage—your spring project dreams are ready to bloom. Don't worry about street parking, the gravel parking pad accommodates two vehicles, and the laned back alley adds a touch of practicality to this perfect setup. Cornerstone is one of Calgary's newest treasures, bursting with potential. With plans for four new schools, expansive green spaces, parks, and shopping options, this community is where it's at. Need to get somewhere? You're just minutes from Stoney Trail, Metis Trail, and Calgary International Airport. And with future LRT connectivity, getting around will be a breeze. This home isn't just a place to live—it's a lifestyle upgrade waiting to happen. Don't let someone else snag this gem—call your favourite REALTOR® today and make it yours!**

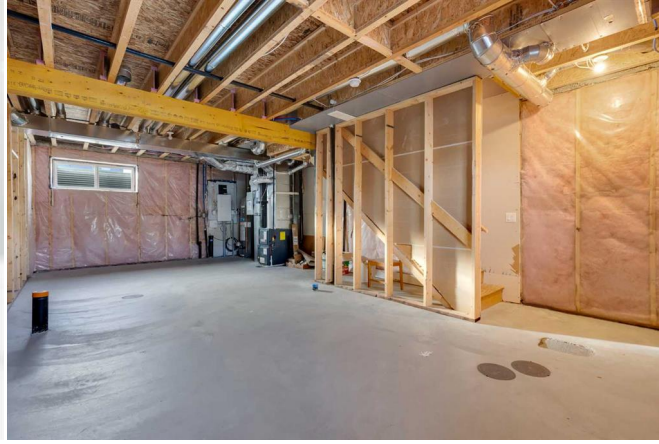
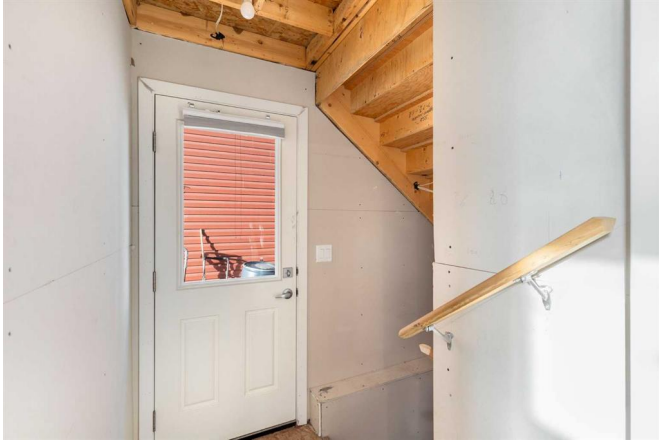
Inclusions: **None**
Property Listed By: **Real Broker**

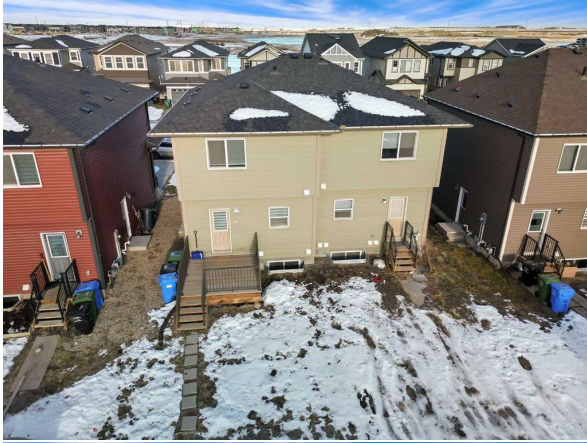
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











563 Cornerstone Ave, Calgary, AB

Main Floor Exterior Area 589.08 sq ft
Interior Area 528.87 sq ft



PREPARED: 2024/12/10



White regions are excluded from total floor area in IGDCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 637.26 sq ft
Interior Area 652.06 sq ft



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