



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 CORNERBROOK Gate, Calgary T3N 1A9**

MLS®#: **A2185916**      Area: **Cornerstone**      Listing Date: **01/07/25**      List Price: **\$604,900**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,113**  
 Low Sqft:  
 Ttl Sqft: **1,113**

DOM

**15**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding,Wood Siding**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`11" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 11`9"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`11" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 5`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 8`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 8`4"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`3" x 3`5"</b>	<b>Living/Dining Room Combination</b>	<b>Basement</b>	<b>12`1" x 9`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`9" x 6`0"</b>	<b>Laundry</b>	<b>Basement</b>	<b>4`8" x 3`1"</b>

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Basement**

**12'3" x 9'0"**  
**7'10" x 4'11"**

**Kitchen**

**Basement**

**8'2" x 7'2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**1811258**

Remarks

Pub Rmks: **\*\*LEGAL REGISTERED BASEMENT SUITE\*\* This is the perfect starter investment property achieving TWO doors with ONE PURCHASE, or live-up and rent down as a great mortgage helper. BRAND NEW LVP floors throughout MAIN and UPPER floors, and a FRESH coat of paint, ready for your move-in! This two storey home has three upstairs bedrooms (primary with an ensuite bathroom and walk-in closet) and one in the LEGAL BASEMENT SUITE. Lots of natural light into this cozy home, with expansive 9 foot ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances (UP and DOWN). Two high efficiency furnaces, with suite registration with the City of Calgary since 2019. Located in the desirable neighborhood of Cornerstone, this property is LANDSCAPED, FENCED, with a SIDE ENTRANCE to the legal basement suite. Easy proximity to Country Hill Blvd, Stoney Trail, and minutes away from the newly planned Calgary GREEN LRT LINE, Calgary International Airport and Cross Iron Mills Shopping Centre. Shopping plazas, parks, playgrounds nearby making it convenient for all your errands. This is a must see property for a homeowner or a property investor!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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











