

## 219 CORNERSTONE Avenue, Calgary T3N 1H5

MLS®#:	A2188280	Area:	Cornerstone	Listing Date:	01/17/25	List Price: \$610,000
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM	
о Туре:	Residential			15	
Туре:	Semi Detached	(Half	<u>Layout</u>		
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	4 (3 1 )
/Town:	Calgary	Abv Sqft:	1,467	Baths:	3.5 (3 1)
r Built:	2016	Low Sqft:		Style:	2 Storey,Side by Side
<u>Information</u>		Ttl Sqft:	1,467		
Sz Ar:	2,723 sqft			De alvia a	
Shape:				Parking	
on apoi				Ttl Park:	2
				Garage Sz:	2
ess:					
Feat:	Back Yard				
k Feat:	Double Garage	Detached			

Utilities and Features

Roof:	Asphalt Shingle	÷		Construction:	Construction:			
Heating:	Forced Air,Natu	ıral Gas		Vinyl Siding,Wood Frame	Vinyl Siding,Wood Frame Flooring:			
Sewer:								
Ext Feat:	BBQ gas line			Carpet, Laminate, Tile	Carpet,Laminate,Tile Water Source:			
	-			Water Source:				
				Fnd/Bsmt:				
		Poured Concrete						
Kitchen Appl:		Dishwasher,Garage	Control(s),Gas Range,Microwave Hoo	d 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	43`0" x 41`8"	Dining Room	Main	44`7" x 29`10"		
Mud Room		Main	21`8" x 13`5"	Bedroom - Primary	Upper	44`7" x 42`8"		
4pc Ensuite ba	th	Upper	29`2" x 13`5"	Walk-In Closet	Upper	15`1" x 10`2"		
Walk-In Closet		Upper	15`5" x 10`2"	4pc Bathroom	Upper	31`6" x 13`6"		
Kitchen		Basement	20`0" x 21`4"	Walk-In Closet	Basement	29`11" x 10`10"		
Laundry		Basement	11`10" x 9`10"	Furnace/Utility Room	Basement	23`4" x 22`0"		
Kitchen		Main	36`5" x 33`2"	Foyer	Main	23`7" x 10`2"		

2pc Bathroom Bedroom Laundry Bedroom 4pc Bathroom	Main Upper Upper Basement Basement	13`6" x 13`5" 35`9" x 26`7" 13`9" x 11`2" 47`7" x 32`10" 26`7" x 13`6"	Walk-In Closet Bedroom Family Room Bonus Room	Upper Upper Basement Basement	18`8" x 13`6" 33`2" x 31`10" 41`0" x 36`5" 29`10" x 20`0"	
			Legal/Tax/Financial			
Title: <b>Fee Simple</b> Legal Desc:	1612130	Zoning: <b>R-Gm</b>				
Legui Dese.	1012130		Remarks			
Pub Rmks: Inclusions: Property Listed By:	Charming Duplex in Cornerstone - Perfect Blend of Comfort and Convenience Welcome to your new home in Cornerstone! This beautifully maintained duplex offers 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, idea 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! Fridge, Stove, Microwave Hood Fan, Washer, Dryer in Basement					

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









