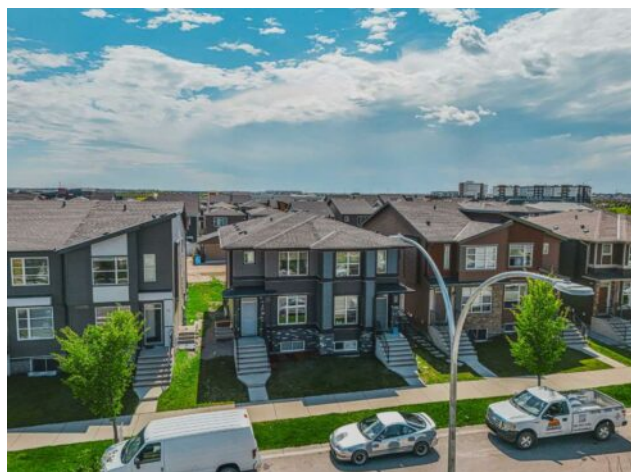


**71 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2247144**



**\$595,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,591 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** n/a

Welcome to this spacious and versatile duplex/Semi Detached offering 2,281 sq. ft. of total living space (1,591 sq. ft. above grade + 690 sq. ft. fully finished basement) with 5 bedrooms and 3.5 bathrooms. The main floor features an open-concept layout with a bright living area, a beautiful kitchen equipped with stainless steel appliances, quartz countertops and ample cabinetry. Upstairs, the primary suite boasts a 3-piece ensuite bath, complemented by two generously sized bedrooms and a laundry room for added convenience. The fully finished 2-bedroom illegal basement suite has a separate entrance and includes a kitchen, living area, and a 3-piece bathroom, an excellent mortgage helper from day one. Situated in a desirable location, this home offers comfort, functionality and income potential. Don't miss out—book your private showing today!