



## 44 Cornerstone Avenue Calgary Alberta

\$659,999

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! (id:6769)

Laundry room 4.17 Ft x 3.42 Ft

Primary Bedroom 13.58 Ft x 14.00 Ft

Bedroom 10.83 Ft x 8.83 Ft

Bedroom 10.17 Ft x 9.58 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

3pc Bathroom 8.75 Ft x 4.92 Ft

Other 10.00 Ft x 8.83 Ft

Den 8.67 Ft x 4.83 Ft

Recreational, Games room 10.08 Ft x 9.33 Ft

Bedroom 13.75 Ft x 9.00 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Dining room 13.50 Ft x 10.00 Ft

Kitchen 11.83 Ft x 10.83 Ft

Living room 13.92 Ft x 12.67 Ft

Other 6.50 Ft x 4.17 Ft

Foyer 7.25 Ft x 3.92 Ft

Other 14.00 Ft x 4.67 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

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