



137 Corner Meadows Gate Calgary Alberta

\$689,000

This is investment property Main Floor lease \$2200 Plus 375Utilities will expire May 2025 Basement Rent \$1300 Plus 200 Utilities will expire August 2024. Buyer must assume the lease for both portion in order to close. Stunning half duplex featuring legal revenue suite! Exceptional turnkey opportunity for an investor, or someone looking for a mortgage helper. The upper unit comes fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, built in desk and much more. Gourmet chefs kitchen offers ceiling height soft close cabinetry, stone countertops and gas range. Off the kitchen you will find a large dining room and mudroom leading to a deck and double detached garage. Full sized laundry located on the top floor along with large master bedroom with coffer ceiling, massive walk-in closet and the ensuite with dual vanity and deep soaker tub. Additional 2 bedrooms featuring unique joined bathroom. Downstairs you will find the 1-bedroom Legal basement suite with 9 foot ceilings, huge windows and the same upgraded finishes throughout including custom porcelain tiles, wide plank flooring and LED pots lights. Located in the new community of Cornerstone this property is steps from green space the soon to be extended train line, amenities and lots of new development. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft
Bedroom 15.42 Ft x 11.58 Ft
Kitchen 7.67 Ft x 12.25 Ft
Living room 12.25 Ft x 20.25 Ft
Furnace 7.25 Ft x 8.58 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Dining room 10.42 Ft x 12.17 Ft

Kitchen 11.83 Ft x 13.75 Ft
Living room 13.00 Ft x 18.17 Ft
4pc Bathroom 6.83 Ft x 9.92 Ft
5pc Bathroom 5.17 Ft x 9.67 Ft
Bedroom 8.92 Ft x 16.08 Ft
Bedroom 9.42 Ft x 9.75 Ft
Primary Bedroom 12.25 Ft x 15.33 Ft

Listing Presented By:



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RE/MAX House of Real Estate



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