



# 80 Cornerbrook Gate Calgary Alberta

\$594,700

**\*\*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! (id:6769)

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|--|-------------------------------------|
| Living room/Dining room 12.08 Ft x 9.08 Ft | 2pc Bathroom 5.17 Ft x 4.92 Ft      |
| Furnace 13.75 Ft x 6.00 Ft                 | Primary Bedroom 12.42 Ft x 11.75 Ft |
| Laundry room 4.67 Ft x 3.08 Ft             | 4pc Bathroom 6.92 Ft x 4.92 Ft      |
| Bedroom 12.25 Ft x 9.00 Ft                 | Other 7.08 Ft x 5.08 Ft             |
| Kitchen 8.17 Ft x 7.17 Ft                  | Bedroom 12.67 Ft x 8.25 Ft          |
| 4pc Bathroom 7.83 Ft x 4.92 Ft             | Bedroom 12.75 Ft x 8.33 Ft          |
| Kitchen 11.42 Ft x 10.92 Ft                | 4pc Bathroom 8.00 Ft x 4.92 Ft      |
| Dining room 12.92 Ft x 7.58 Ft             | Laundry room 4.25 Ft x 3.42 Ft      |
| Living room 12.92 Ft x 12.83 Ft            |                                     |

Listing Presented By:



Originally Listed by:  
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