



GRASSROOTS
REALTY GROUP

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206 Cornerstone Avenue NE
Calgary, Alberta

MLS # A2350640



\$579,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,577 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home		

Inclusions: -

Welcome to this stunning two-storey half duplex in the desirable community of Cornerstone, Northeast Calgary! Built in 2017, this home offers approximately 2,179 sq. ft. of total finished living space and features a modern layout, quality finishes, and excellent flexibility for families, first-time buyers, or investors. The main floor offers a bright, open-concept design with vinyl plank flooring throughout. The stylish kitchen features granite countertops, a large island with seating, stainless steel appliances, and a gas range, making it both functional and perfect for entertaining. Upstairs features three spacious bedrooms and a dedicated laundry area. The primary bedroom offers large windows, a walk-in closet, and a private ensuite, while two additional bedrooms share a full bathroom. The brand-new, fully finished basement adds valuable living space with one additional bedroom, a full bathroom, and laundry rough-ins, providing excellent flexibility for extended family, guests, or potential rental use. Outside, enjoy a private backyard with a deck and double detached garage, perfect for outdoor entertaining, relaxing, and secure parking. Don't miss this excellent opportunity to own a modern, move-in-ready home with plenty of space and future potential in one of Calgary's fastest-growing communities. Book your private showing today!