

\$630,000 - 56 Cornerbrook View Ne, Calgary

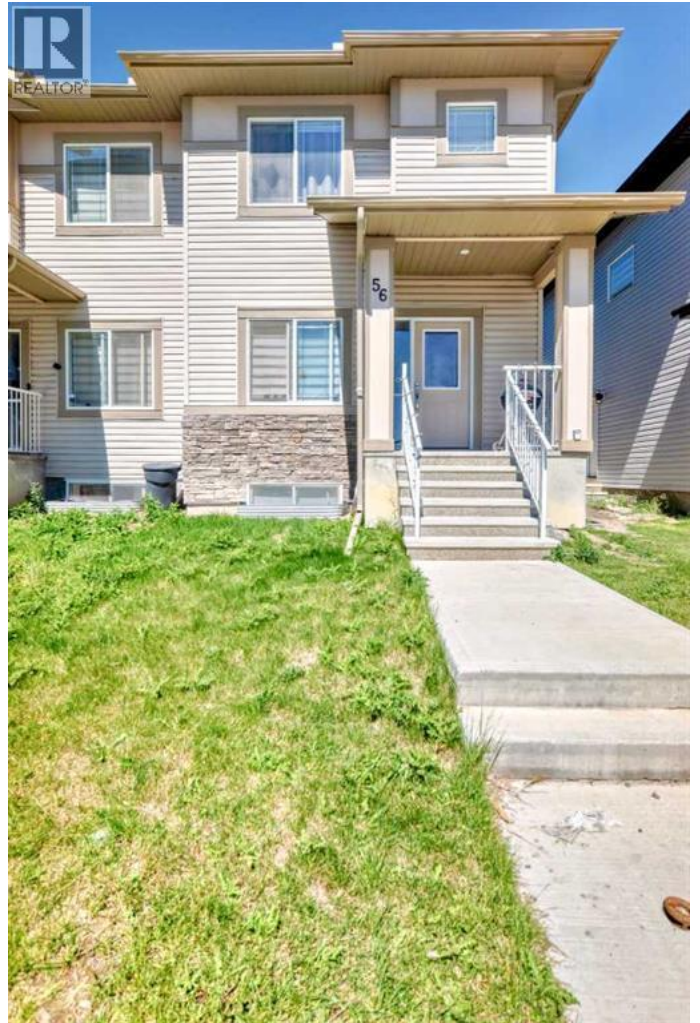
MLS® #A2250224

\$630,000

6 Bedroom, 4.00 Bathroom, 1,566 sqft
Single Family on 0.07 Acres

Cornerstone, Calgary, Alberta

Welcome to this incredible investment opportunity in the highly sought-after community of Cornerstone! This spacious 6-bedroom home is a great fit for families or savvy investors and boasts over 2150 sqft of total living space, featuring a desirable layout for both. The upper levels offer 4 comfortable bedrooms (one conveniently located on the main floor) and 3 full bathrooms, perfect for a growing family or individual rooms. A long-term tenant currently occupies the upstairs, providing a stable income, ensuring immediate returns on your investment. The highlight of this property is the fully legal 2-bedroom, 1-bathroom basement suite. Currently vacant, this versatile space presents a fantastic opportunity for additional income, with a projected rental income of \$1300 - \$1400 per month. Alternatively, it could be utilized as a lucrative short-term rental, maximizing your earning potential. Beyond the fantastic income potential, this home offers the convenience of living in Cornerstone, a vibrant Northeast Calgary community. Enjoy easy access to the Calgary International Airport for travel, with nearby schools for all ages, and an abundance of shopping options, including the new Highstreet at Cornerstone featuring Chalo! FreshCo and Shoppers Drug Mart. Completing this fantastic package is a double detached garage, offering ample parking and storage. With a projected total rental revenue of \$3200 - \$3300 per month, this property is a turn-key solution for those seeking a high-performing



asset in the thriving Calgary real estate market. Don't miss out on this exceptional chance to own a home that pays for itself in a prime location! (id:6289)

Built in 2021

Essential Information

Listing #	A2250224
Price	\$630,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,566
Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	56 Cornerbrook View Ne
Subdivision	Cornerstone
City	Calgary
Province	Alberta
Postal Code	T3N2B5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Basement Separate entrance, Walk-up,

Exterior

Exterior Stone, Vinyl siding

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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