



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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91 CORNER MEADOWS Avenue NE
Calgary, Alberta

MLS # A2268911



\$649,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,692 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: -

Welcome to 191 Corner Meadows Avenue NE, Calgary A Beautiful, Modern Half-Duplex with an Illegal Suite! Step into comfort, style, and functionality with this thoughtfully designed half-duplex offering over 2,300 sq. ft. of finished living space. Ideally located in the vibrant and fast-growing community of Cornerstone, this home is perfect for families or investors seeking a modern property with rental potential. Main Floor – Modern Living at Its Best Contemporary Kitchen: Featuring a sleek gas range with a chimney hood fan, extended island for meal prep or casual dining, and a convenient walk-in pantry for extra storage. Open-Concept Living & Dining: Bright and spacious areas designed for both everyday living and entertaining guests. Elegant Finishes: Extra pot lights and upgraded fixtures throughout the main floor create a warm, welcoming ambiance. Upper Floor – Comfort Meets Convenience Primary Suite: A large, sun-filled bedroom with a walk-in closet and a private 4-piece ensuite bathroom. Additional Bedrooms & Bonus Room: Two more generous bedrooms plus a versatile bonus/flex room—perfect for a home office, play area, or media space. Laundry Made Easy: Upper-floor stacked washer and dryer add everyday convenience. Illegal Basement Suite – Great Income Opportunity. also double Detached Garage. Separate Entrance for privacy and independence. Full Kitchen with modern appliances. Comfortable Living Area and 3-piece Bathroom. Currently tenant-occupied at \$1,150/month plus 40% utilities — tenants are willing to stay, providing a seamless investment opportunity. Prime Location – Cornerstone Community. Situated in one of Calgary’s most desirable NE neighborhoods, this home offers easy access to parks, schools, shopping, and major roadways — making it ideal for families and

commuters alike. Don't miss your chance to own this stunning home in Cornerstone — where modern design, comfort, and investment potential come together!