

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

MLS® #A2250224

**\$630,000**

6 Bedroom, 4.00 Bathroom, 1,566 sqft  
Residential 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!

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250224               |
| Price          | \$630,000              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,566                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 56 Cornerbrook View Ne |
| Subdivision | Cornerstone.           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 2B5                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave Hood, Range

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade



## Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Interior Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 20th, 2025

Days on Market 18

Zoning R-G

HOA Fees 55

HOA Fees Freq. ANN

## Listing Details

Listing Office CIR Realty

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