

# \$1,350,000 - 131 & 135 Cornerstone Avenue Ne, Calgary

MLS® #A2215901

**\$1,350,000**

8 Bedroom, 8.00 Bathroom, 3,179 sqft

Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

| Duplex w/ Legal Basement Suites | Separate Titles | Separate Entrances | Four Furnaces | Over 1550 sqft above grade each | Two Detached Double Garages | Welcome to an exceptional investment opportunity or the perfect setup for multi-generational living in the desirable Cornerstone NE community! This unique property boasts two separate titles, offering incredible flexibility. Each side of the duplex features over 1550 sqft above grade, 3 Bedrooms, and 2.5 bathrooms above grade, and includes a 1-bedroom legal basement suite with a 4-piece bathroom, providing excellent rental income potential or private spaces for extended family. With four separate furnaces, each unit enjoys its own independent heating system. Adding even more value are the two double detached garages, providing ample parking and storage. Both properties are fully fenced and landscaped for your enjoyment and convenience. Cornerstone is a vibrant and growing community known for its diverse architectural styles, numerous parks and playgrounds, and convenient access to the Calgary International Airport, a wide array of shopping destinations, diverse restaurants, and various schools catering to all ages. Don't miss this rare chance to own a versatile property in a well-connected and thriving neighbourhood! Basements are registered with The City of Calgary, sticker # are 920 & 921.

Built in 2017



## Essential Information

MLS® #	A2215901
Price	\$1,350,000
Bedrooms	8
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	3,179
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	131 & 135 Cornerstone Avenue Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1G7

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

## Interior

Interior Features	Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-Gm
HOA Fees	104
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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