

# \$660,000 - 131 Cornerstone Avenue Ne, Calgary

MLS® #A2226195

**\$660,000**

4 Bedroom, 4.00 Bathroom, 1,590 sqft

Residential on 0.05 Acres

Cornerstone., Calgary, Alberta

| Semi-Detached Home w/ Legal Basement Suite | Separate Entrances | Two Furnaces | Over 1550 sqft above grade | Detached Double Garage | Experience modern living in this impressive half-duplex offering nearly 2,250 sq ft of thoughtfully designed space. The open-concept main floor, with its expansive living and dining areas, is perfect for both everyday family life and hosting gatherings. Enjoy the elegance of 9-foot ceilings, a kitchen featuring a quartz countertop island and stainless steel appliances, upgraded recessed lighting, and luxury vinyl flooring throughout. Upstairs, discover three spacious bedrooms, including a serene primary suite with a 3-piece ensuite and walk-in closet. The additional two bedrooms also offer walk-in closets and abundant natural light. Adding significant value is the fully legal one-bedroom basement suite, complete with a separate side entrance and laundry, a full kitchen, a comfortable living area, and a 4-piece bathroom – ideal for rental income or accommodating extended family. Commuting is a breeze with quick access to Stoney Trail, Metis Trail, and 36 Street, and the airport is conveniently just a 10-minute drive away. This exceptional home blends style and functionality seamlessly. Being sold together with 135 Cornerstone Ave but can be sold separately. Don't wait – book your showing today and envision your life here! Legal Suite is Registered with the City of Calgary, Sticker # is 921.



Built in 2017

## Essential Information

MLS® #	A2226195
Price	\$660,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,590
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

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

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## 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	May 30th, 2025
Days on Market	29
Zoning	R-Gm
HOA Fees	52
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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