

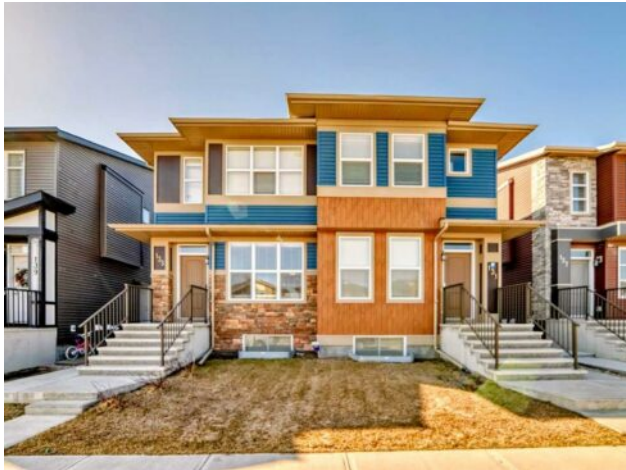


**GRASSROOTS**  
REALTY GROUP

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**131 & 135 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2216105**



**\$1,350,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	3,179 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Double Garage Detached, Quad or More Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	-		

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Basement:** -  
**Exterior:** -  
**Foundation:** -  
**Features:** -

**Bldg Name:** -  
**Water:** -  
**Sewer:** -  
**LLD:** -  
**Zoning:** R-Gm  
**Utilities:** -

**Inclusions:** N/A

| 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 neighborhood! Basements are registered with The City of Calgary, sticker # are 920 & 921.