



GRASSROOTS
REALTY GROUP

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3650 Cornerstone Boulevard NE
Calgary, Alberta

MLS # A2256751



\$649,000

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,575 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Upper suite furnished for short term rentals - see remarks

Introducing this stunning 6-bedroom duplex with a legal suite, located in the vibrant community of Cornerstone. Thoughtfully designed with modern finishes and a smart layout, this home offers a perfect balance of style, comfort, and functionality. The main floor features an open-concept living area with a bright kitchen, spacious dining, and a cozy living room ideal for gatherings. A versatile main floor bedroom and full bathroom provide convenience for guests, in-laws, or a home office. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, designated laundry room, and a flex space. The upper level comes fully furnished, as it was previously operated as an Airbnb, and at its peak generated over \$8,000 per month, with the majority of items needed to continue running one included. The fully finished legal suite in the basement offers two additional bedrooms, a full kitchen, bathroom, and separate living space—perfect for generating rental income or accommodating extended family. Situated in Cornerstone, known for its strong rental market and growing amenities, this turnkey property is ideal for both families and investors alike.