



GRASSROOTS
REALTY GROUP

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1244 Cornerstone Way NE
Calgary, Alberta

MLS # A2278049



\$589,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,567 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Quick possession available. Turnkey investment opportunity featuring a 5-bedroom, 3.5-bath half-duplex with a legal 2-bedroom basement suite currently rented for \$1,700/month. Built in 2020 and located in the high-demand northeast community of Cornerstone, this property offers immediate rental income and strong long-term investment potential. The main dwelling features a bright, open-concept layout with modern finishes including quartz countertops, stainless steel appliances, a gas range, and durable flooring throughout—ideal for minimizing ongoing maintenance. Upstairs includes three well-sized bedrooms, a primary bedroom with walk-in closet and ensuite, upper-floor laundry, and a flexible bonus area suitable for added tenant appeal. The legal basement suite is fully self-contained, offering a separate kitchen, living space, two bedrooms, a 4-piece bathroom, private laundry, high ceilings, sound-reducing insulation, and an independent high-efficiency furnace, allowing for separate utility control and enhanced tenant comfort. Equipped with smoke and carbon monoxide detectors and a high-efficiency exhaust system. Additional features include a rear parking pad with lane access, level lot, and proximity to transit, schools, shopping, parks, and major routes such as Stoney Trail and Country Hills Boulevard—supporting strong rental demand and low vacancy. Suitable for investors seeking immediate cash flow, or owner-occupants looking to offset mortgage costs. A solid income-producing property in a growing community—book your showing today.