

**136 Cornerstone Avenue NE**  
**Calgary, Alberta**

**MLS # A2238204**



**\$610,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Stunning 3+1 Bedroom Duplex with Income Potential in Cornerstone! Discover modern living at its finest in this pristine semi-detached duplex at 136 Cornerstone Avenue NE. Perfectly designed for families, first-time buyers, or investors, this home boasts a spacious layout with 3 bedrooms upstairs and a fully finished basement featuring 1 bedroom and a separate entrance ideal for rental income or extended family. 3+1 Bedrooms, Three spacious bedrooms upstairs. Central Air Conditioning Stay cool and comfortable year round. Double Attached Garage. Built-In Appliances Sleek, modern kitchen with high end appliances and open floor concept with big island. Convenient laundry facilities in both the basement and upper level. Immaculate Condition Well maintained interior and exterior, move-in ready Located in the vibrant, family friendly community of Cornerstone, this home is surrounded by amenities including schools, parks, shopping at Cornerstone Centre, and easy access to transit via Stoney Trail and Metis Trail NE. The backyard offers space for outdoor fun, barbecues, or relaxation under Calgary's big skies.