

**3654 cornerstone Boulevard NE
Calgary, Alberta**

MLS # A2305148



\$599,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,567 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully designed duplex in the sought-after community of Cornerstone, offering 1566 sq. ft. above grade along with a fully developed legal basement suite. This versatile property features a total of 6 bedrooms and 4 full bathrooms, making it an excellent choice for both families and savvy investors. The main floor showcases a bright, open-concept layout with a modern kitchen, spacious dining area, and inviting living room—perfect for everyday living and entertaining. A rare main floor bedroom paired with a full bathroom adds flexibility for guests, extended family, or a convenient home office. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary suite with its own ensuite, along with an additional full bathroom for the secondary bedrooms. The fully finished legal basement suite offers 2 bedrooms, a full kitchen, bathroom, and separate living space—ideal for rental income or multi-generational living. Located in the fast-growing community of Cornerstone, close to parks, schools, shopping, and major routes, this property presents a fantastic opportunity to own a functional, income-generating home in a high-demand area.