

86 Cornerstone Link NE
Calgary, Alberta

MLS # A2319201



\$594,999

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,579 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Unpaved		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Washer, dryer, Gas Range, dishwasher, built in microwave

Welcome to this beautiful duplex located in the community of Cornerstone NE Calgary. Conveniently located just steps from the FreshCo Plaza, 4 minute walk to route 136 bus stop. A 19 minute bus ride to Saddletowne LRT station. Schools, parks, and everyday amenities, this property offers the perfect blend of comfort, convenience, and investment potential. Easy access to Stoney Trail. Calgary International Airport just 15 minutes. Featuring 4 spacious bedrooms, 3.5 bathrooms, and in the basement you will find a 1 bedroom legal suite. This home is ideal for first-time homebuyers looking to offset their mortgage with rental income or savvy investors seeking a turnkey opportunity. The bright and modern open-concept layout offers generous living space, stylish finishes, and plenty of natural light throughout. Enjoy easy access to bus stops, shopping, restaurants, and major roadways, making daily commuting a breeze. Whether you're looking for a family home with a mortgage helper or an income-generating investment property, this Cornerstone gem checks all the boxes. Book your showing with your favourite realtor today!