

\$625,000 - 1349 Cornerstone Way Ne, Calgary

MLS® #A2085895

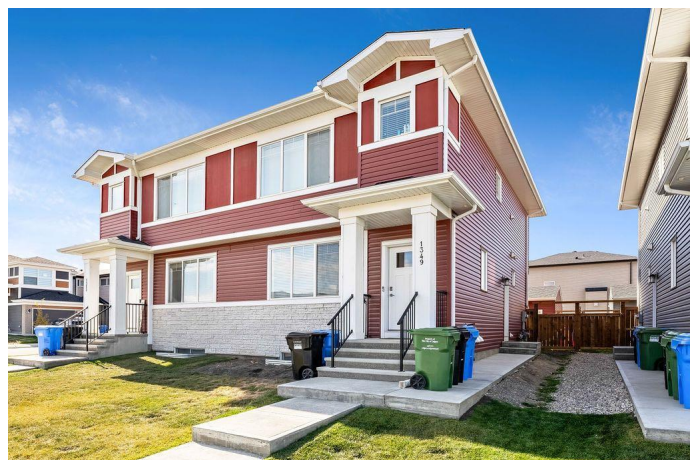
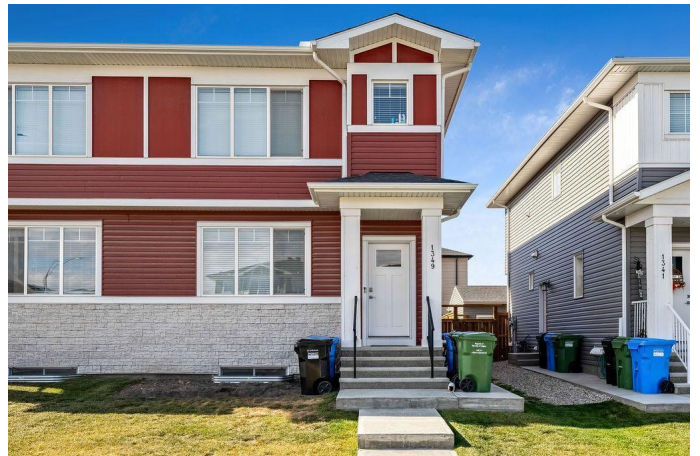
\$625,000

4 Bedroom, 4.00 Bathroom, 1,449 sqft

Residential on 0.07 Acres

Cornerstone, Calgary, Alberta

Welcome to an outstanding real estate opportunity—a tastefully suited duplex offering both comfort and investment potential. This impressive property features an upper unit with three spacious bedrooms, 2.5 bathrooms, a flexible living space, and an open-concept layout ideal for contemporary living. The expansive living area is perfect for entertaining, while the well-appointed kitchen comes equipped with modern amenities. The master suite is a haven, complete with a walk-in closet and luxurious four-piece ensuite. Two additional bedrooms and a flexible space provide versatility, and 2.5 bathrooms ensure convenience. Beyond the upper unit, a legal basement suite with high ceilings awaits, featuring a separate laundry area, one bedroom, and one bathroom—perfect for a tenant or supplementary rental income. Both units are currently tenanted until January 31st, 2024. Location-wise, this property shines, nestled in a new development area near the airport, offering convenience and accessibility. The fenced backyard is perfect for outdoor gatherings, and a double detached garage provides vehicle protection and extra storage. In summary, this suited duplex is a rare find, catering to investors seeking strong rental income or homeowners desiring a versatile living setup. Combining modern comfort, a prime location, and income potential, this property is a remarkable opportunity. Don't miss out—contact us today to schedule a viewing and secure your place in this thriving



community!

Built in 2021

Essential Information

MLS® #	A2085895
Price	\$625,000
Sold Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1349 Cornerstone Way Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 21st, 2023
Days on Market	15
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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