

# \$1,350,000 - 131 & 135 Cornerstone Avenue Ne, Calgary

MLS® #A2217226

**\$1,350,000**

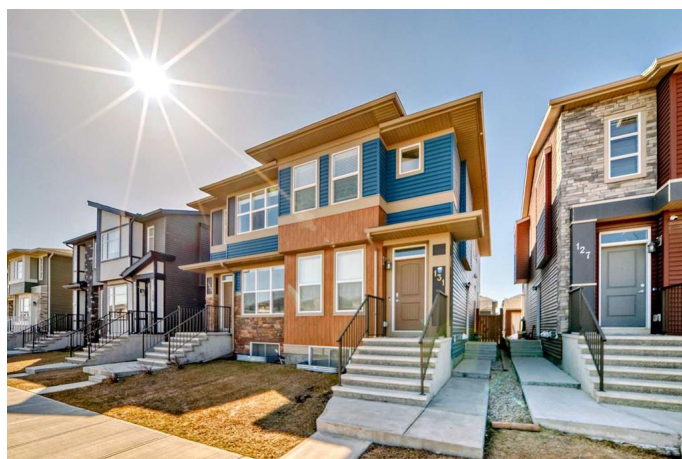
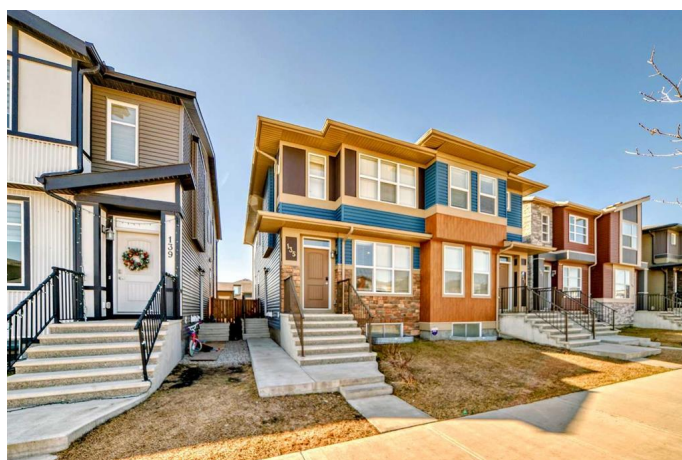
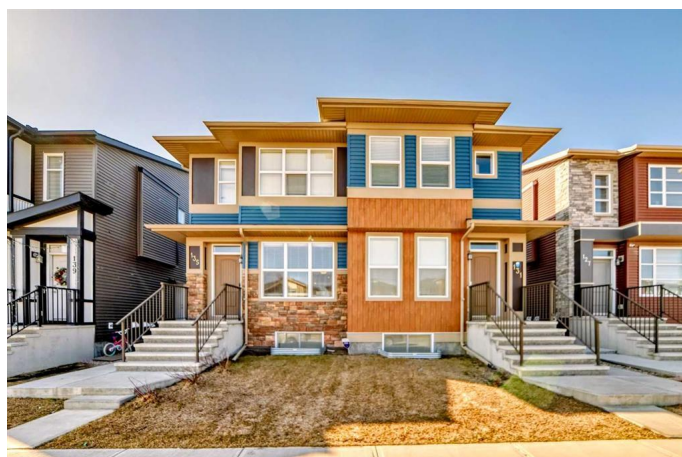
0 Bedroom, 0.00 Bathroom, 3,179 sqft

Multi-Family on 0.05 Acres

Cornerstone., Calgary, Alberta

| LEGAL 4PLEX | Separate Titles | Separate Entrances | Four Furnaces | Over 1550 sqft above grade each | Two Detached Double Garages | Welcome to an exceptional investment opportunity or the perfect setup for multi-generational living in the desirable Cornerstone NE community! This unique property boasts two separate titles, offering incredible flexibility. Each side of the duplex features over 1550 sqft above grade, 3 Bedrooms, and 2.5 bathrooms above grade, and includes a 1-bedroom legal basement suite with a 4-piece bathroom, providing excellent rental income potential or private spaces for extended family. With four separate furnaces, each unit enjoys its own independent heating system. Adding even more value are the two double detached garages, providing ample parking and storage. Both properties are fully fenced and landscaped for your enjoyment and convenience. Cornerstone is a vibrant and growing community known for its diverse architectural styles, numerous parks and playgrounds, and convenient access to the Calgary International Airport, a wide array of shopping destinations, diverse restaurants, and various schools catering to all ages. Don't miss this rare chance to own a versatile property in a well-connected and thriving neighborhood! Basements are registered with The City of Calgary, sticker # are 920 & 921.

Built in 2017



## Essential Information

MLS® #	A2217226
Price	\$1,350,000
Bathrooms	0.00
Square Footage	3,179
Acres	0.05
Year Built	2017
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

## Community Information

Address	131 & 135 Cornerstone Avenue Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1G7

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Quad or More Detached
# of Garages	4

## Interior

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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## Additional Information

Date Listed	May 2nd, 2025
Days on Market	14
Zoning	R-Gm
HOA Fees	104
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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