

\$1,320,000 - 131 & 135 Cornerstone Avenue Ne, Calgary

MLS® #A2226220

\$1,320,000

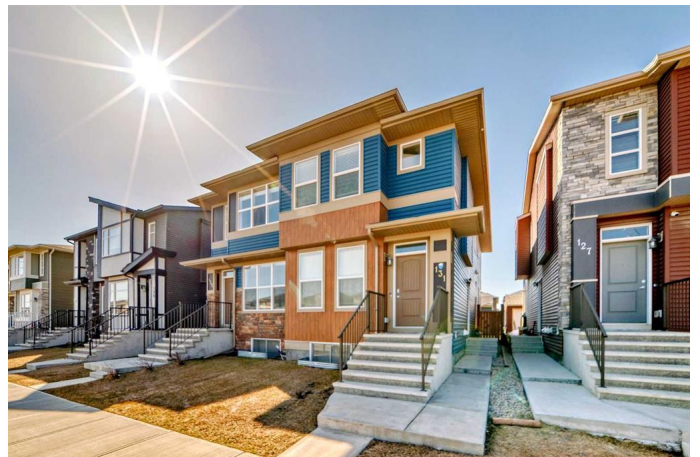
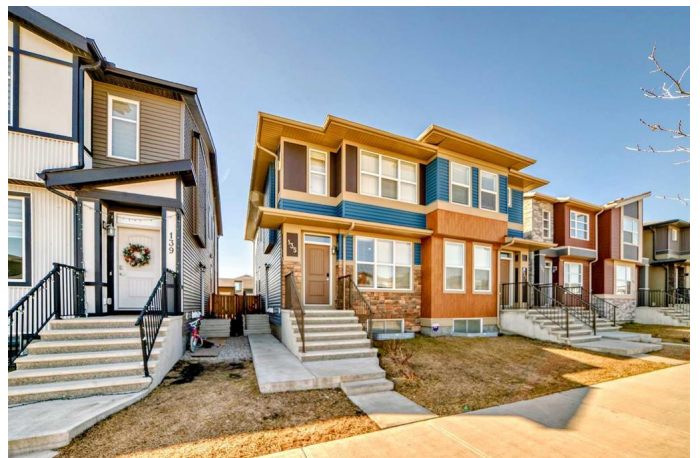
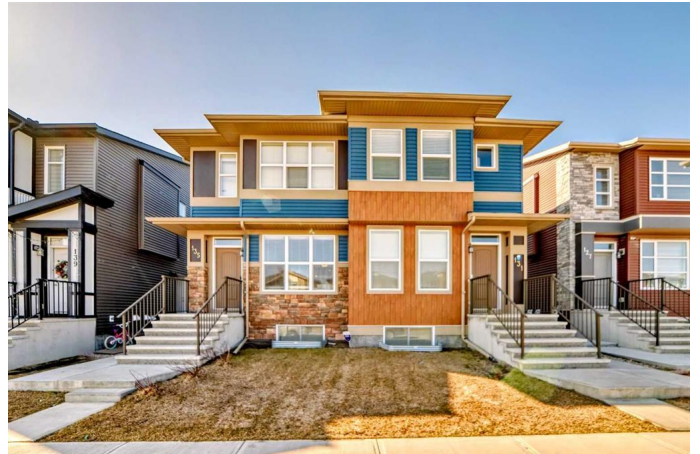
0 Bedroom, 0.00 Bathroom, 3,179 sqft

Multi-Family on 0.05 Acres

Cornerstone., Calgary, Alberta

**** Open House June 15, 1:00 pm to 3:00 pm**

****| Duplex w/ Legal Basement Suites |**
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® #	A2226220
Price	\$1,320,000
Bathrooms	0.00
Square Footage	3,179
Acres	0.05
Year Built	2017
Type	Multi-Family
Sub-Type	Duplex
Style	2 Storey, Side by Side
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
------------	--

Additional Information

Date Listed	May 30th, 2025
Days on Market	22
Zoning	R-Gm

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.