

# \$649,000 - 3650 Cornerstone Boulevard Ne, Calgary

MLS® #A2256751

**\$649,000**

6 Bedroom, 4.00 Bathroom, 1,575 sqft

Single Family on 0.06 Acres

Cornerstone, Calgary, Alberta

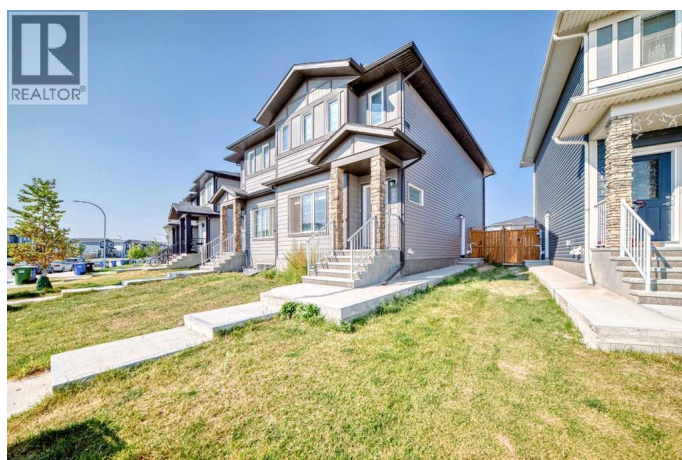
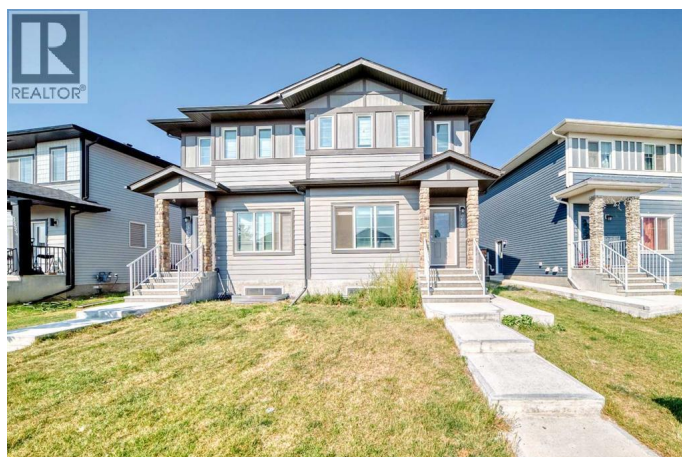
Introducing this stunning 6-bedroom duplex with a legal suite, located in the vibrant community of Cornerstone. Thoughtfully designed with modern finishes and a smart layout, this home offers a perfect balance of style, comfort, and functionality. The main floor features an open-concept living area with a bright kitchen, spacious dining, and a cozy living room ideal for gatherings. A versatile main floor bedroom and full bathroom provide convenience for guests, in-laws, or a home office. Upstairs, the primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full bathroom, designated laundry room, and a flex space. The upper level comes fully furnished, as it was previously operated as an Airbnb, and at its peak generated over \$8,000 per month, with the majority of items needed to continue running one included. The fully finished legal suite in the basement offers two additional bedrooms, a full kitchen, bathroom, and separate living space—perfect for generating rental income or accommodating extended family. Situated in Cornerstone, known for its strong rental market and growing amenities, this turnkey property is ideal for both families and investors alike (id:6289)

Built in 2022

## Essential Information

Listing #

A2256751



Price	\$649,000
Bedrooms	6
Bathrooms	4.00
Square Footage	1,575
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3650 Cornerstone Boulevard Ne
Subdivision	Cornerstone
City	Calgary
Province	Alberta
Postal Code	T3N2E3

### Amenities

Amenities	Park, Playground, Shopping, Other
Features	See remarks, Other, Back lane
Parking Spaces	2
Parking	Other, Parking Pad

### Interior

Appliances	Washer, Refrigerator, Oven - Electric, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Microwave, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	Window air conditioner, Wall unit
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Composite Siding, Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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