



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**86 Cornerstone Link NE**  
**Calgary, Alberta**

**MLS # A2319201**



**\$572,500**

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

|                    |                                                                                                        |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R-Gm |
| <b>Foundation:</b> | Poured Concrete                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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 Saddle Towne 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!