

**1937 Cornerstone Boulevard NE  
Calgary, Alberta**

**MLS # A2280001**



# \$540,000

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/a

Welcome to this brand-new, modern duplex offering the perfect balance of style, comfort, and functionality in the sought-after community of Cornerstone. The main floor features a bright, open-concept layout with a spacious living room ideal for entertaining or relaxing with family. The contemporary kitchen is thoughtfully positioned at the rear of the home, seamlessly connected to the dining area and filled with natural light from a large window overlooking the backyard. A convenient rear entrance provides easy access to outdoor gatherings and summer barbecues. The basement includes a separate side entrance, offering excellent future development potential or added flexibility. Upstairs, you'll find three well-sized bedrooms and two full bathrooms, including a spacious primary suite complete with a walk-in closet and private 4-piece ensuite. The additional bedrooms share a modern full bath, perfect for family living. Located close to parks, schools, shopping, and major roadways, this home is an exceptional opportunity for both homeowners and investors. Don't miss your chance to own a brand-new home in one of Calgary's fastest-growing communities. Book your private showing today!