

# \$609,000 - 20 Cornerstone Link Ne, Calgary

MLS® #A2246145

**\$609,000**

4 Bedroom, 4.00 Bathroom, 1,660 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

Welcome to 20 Cornerstone Link NE, Calgary  
â€“ A Beautiful, Modern Half-Duplex with  
LEGAL SUITE!

Step into comfort and style with this  
well-designed half-duplex offering over 2,300  
plus square feet of finished living space.  
Located in the dynamic and fast-growing  
community of Cornerstone.

Main Floor Highlights-Modern Kitchen includes  
a sleek electric stove range and chimney hood  
fan, extended island is perfect for prepping  
meals or casual dining and walk-in pantry add  
practical convenience.

## Open Living & Dining

Enjoy the spacious living and dining areas,  
designed for both entertaining and everyday  
family life. The entire main floor shines with  
extra pot lights and upgraded light fixtures,  
adding warmth and elegance throughout.

## Upper Floor â€“ Comfort Meets Convenience Primary Bedroom Suite

The staircase leads you to a large bright  
primary bedroom , featuring a walk-in closet  
and 4-piece ensuite bathroom.

## Additional Bedrooms & Bonus Room

Two more well-sized bedrooms, a bonus/flex  
room, and an upper-floor laundry area with a  
stacked washer/dryer make this level ideal for  
growing families.



## LEGAL Basement Suite – Income

### Opportunity

Enjoy the added value of a fully developed legal suite with:

- Separate entrance
- Large kitchen with full appliances
- Comfortable living room
- 4-piece bathroom
- Private access to the furnace room

\*Currently tenants occupied paying \$1300 plus 40% utilities-Tenants are willing to stay with 11 months lease left on it.

### Prime Location in Cornerstone

This fantastic home is located in a thriving NE Calgary neighborhood, just steps from:

- \*Chalo FreshCo Plaza
- \* Skypoint Landing shopping centre
- \*Future Gurdwara Sahib (coming soon!)
- \*Playgrounds, walking paths, and schools.
- \*Calgary Fire Station
- \*Future Community centre.
- \*Regional Park

And with easy access to major roads like Stoney Trail, Metis Trail, and 36 Street, commuting across Calgary is a breeze. You™re also just 10 minutes from Calgary International Airport™ideal for frequent travelers.

Don™t miss the opportunity to make it yours. Book your showing today.  
Call your favourite Realtor.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2246145  |
| Price  | \$609,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,660                  |
| Acres          | 0.06                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 20 Cornerstone Link Ne |
| Subdivision | Cornerstone.           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 2J5                |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Day Care, Playground, Park |
| Parking Spaces | 2                          |
| Parking        | Parking Pad                |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Quartz Counters          |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Level                              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 86               |
| Zoning         | R-Gm             |
| HOA Fees       | 45               |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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.