

# \$659,000 - 3644 Cornerstone Boulevard Ne, Calgary

MLS® #A2239779

**\$659,000**

6 Bedroom, 4.00 Bathroom, 1,598 sqft  
Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

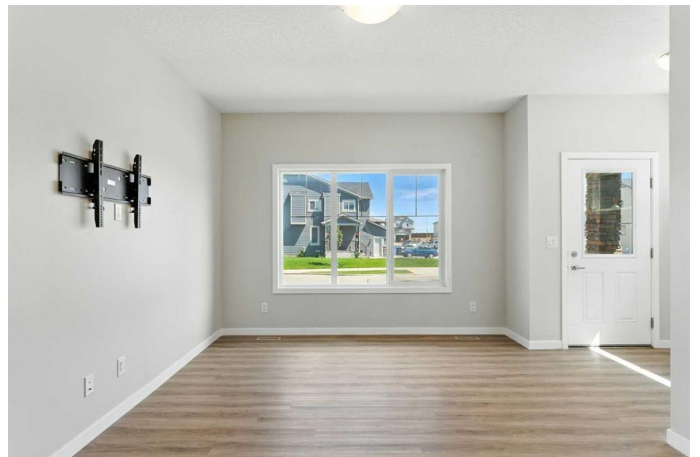
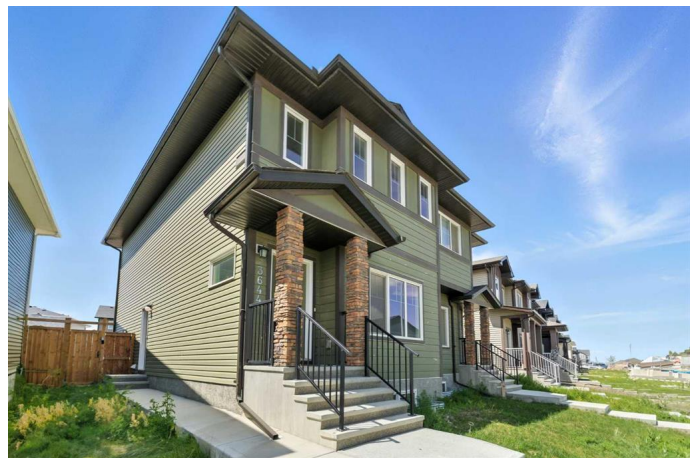
Welcome to this exceptionally maintained and rare 6-bedroom, 4-bathroom home featuring a fully LEGAL basement suite, ideally located in the heart of Cornerstone.

The main floor boasts a bright, open-concept layout with large windows that flood the space with natural light. The modern kitchen is equipped with stainless steel appliances, a corner pantry, and a large island with quartz countertops – perfect for hosting and everyday family living. A full-sized bedroom and a 3-piece bathroom on the main level offer a convenient option for guests or multi-generational living without the need for stairs.

Upstairs, you'll find a generously sized primary suite complete with a walk-in closet and a private ensuite. Two additional oversized bedrooms, a 4-piece bathroom, and a large laundry room complete the upper level – ideal for growing families.

The LEGAL basement suite is thoughtfully designed with two well-separated bedrooms for maximum privacy, a full kitchen and open living space, its own laundry area, and a private side entrance – perfect for rental income or extended family.

Situated just steps from Chalo FreshCo, Tim Hortons, Dollarama, Staples, and bus stops, with quick access to major routes, this home



offers unbeatable convenience in a thriving community. A perfect starter home for first time home buyers or for investment-focused purchasers alike.

Built in 2022

**Essential Information**

MLS® #	A2239779
Price	\$659,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,598
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	3644 Cornerstone Boulevard Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2E3

**Amenities**

Amenities	Playground
Parking Spaces	4
Parking	Off Street, Parking Pad

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Oven, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Asphalt
Construction	Cement Fiber Board, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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