

\$647,500 - 3644 Cornerstone Boulevard Ne, Calgary

MLS® #A2245287

\$647,500

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

Cornerstone., Calgary, Alberta

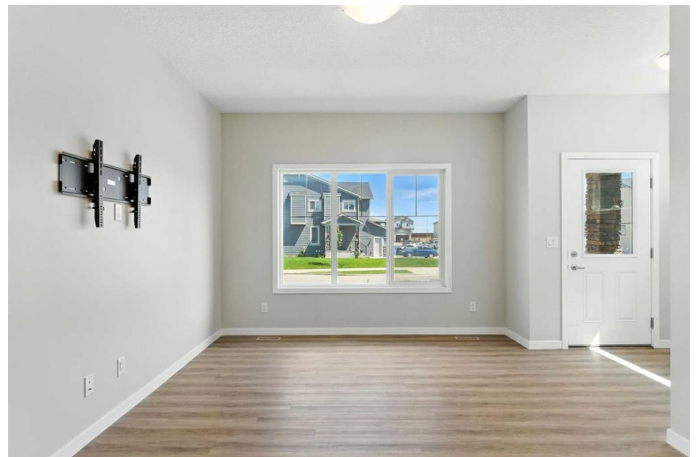
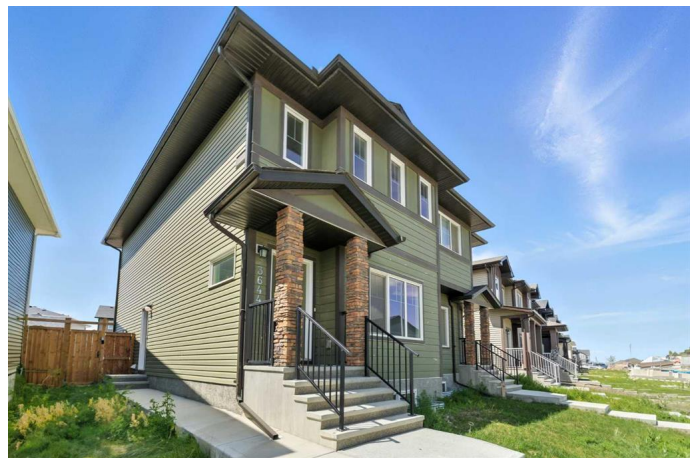
| RARE 6 BEDROOMS, 4 BATHS | MAIN FLOOR BEDROOM AND FULL BATH | LEGAL BASEMENT SUITE | Welcome to this exceptionally maintained home featuring a fully LEGAL 2 bedroom basement suite, ideally located in the heart of Cornerstone.

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® #	A2245287
Price	\$647,500
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, Microwave Hood Fan, Refrigerator, Gas Range, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	17
Zoning	R-G
HOA Fees	53
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.