# \$684,900 - 72 Corner Glen Avenue Ne, Calgary

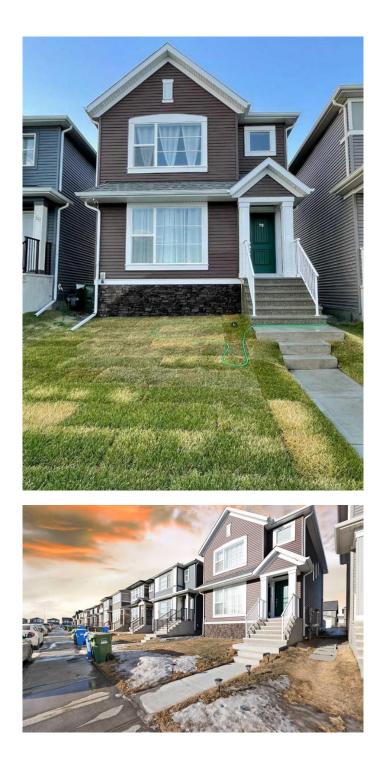
MLS® #A2190227

#### \$684,900

4 Bedroom, 4.00 Bathroom, 1,418 sqft Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

THIS UNIQUE HOME COMES WITH ONE BEDROOM BASEMENT LEGAL SUITE. CURRENT TENANT HAS A LEASE TILL OCTOBER 2025 AND WILLING TO STAY TILL OCTOBER 2026. CURRENT RENT IS \$1250 WITH 40% UTILITIES. OWNER IS WILLING TO RENT FOR A YEAR. EXCELLENT OPPORTUNITY FOR INVESTORS, MAIN FLR COMES WITH DECENT SIZE LIVING RM, KITCHEN, DINING RM, 2PCE BATH AND HUGE DECK. HIGH END STAINLESS STEEL APPLIANCES - QUARTZ COUNTER TOP - UPGRADED **KITCHEN CABINETS - 9 FT CEILING ON** THE MAIN FLR AND ON THE BASEMENT. PROFESSIONALLY DEVELOPED LEGAL SUITE AND HUGE DECK. (TOTAL COST 60K). 80 GALLON HOT WATER TANK - WIFI **CONTROLLED LIGHTS - EXTEROR MOTION** SENSOR LIGHTS AND CAMERAS AROND THE HOME. UPPER LEVEL HAS HUGE MASTER BED RM, 3PCE ONSUITE PLUS TWO MORE BED RMS AND 4PCE BATH ROOM. VERY CLOSE TO BUS STOP AND SCHOOL . AIR PORT IS 10MINS AWAY. QUICK ACCESS TO STONY TRIAL. MUST BE SEEN TO BE APPRECIATED.



Built in 2023

#### **Essential Information**

MLS® # A2190227 Price \$684,900

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.06
Year Built	2023
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	72 Corner Glen Avenue Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2L7

#### Amenities

Parking (	Off Street, On Street
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## Interior

Interior Features	No Animal Home, High Ceilings, Vinyl Windows	
Appliances	Dishwasher, Electric Range, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings	
Heating	Forced Air, Natural Gas	
Cooling	None	
Has Basement	Yes	
Basement	Full, Exterior Entry, Finished, Suite	

#### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	None

### **Additional Information**

Date Listed	January 26th, 2025
Days on Market	95
Zoning	R-G

#### **Listing Details**

Listing Office

Century 21 Bravo Realty



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