



GRASSROOTS
REALTY GROUP

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**72 Corner Glen Avenue NE
Calgary, Alberta**

MLS # A2254026



\$654,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: NONE

THIS UNIQUE HOME COMES WITH ONE BEDROOM LEGAL BASEMENT SUITE. OWNER IS WILLING TO RENT THE BASEMENT SUITE 8 TO 12 MONTHS. 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. POSSESSION IS NEGOTIABLE.