



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 83 Corner Meadows Grove NE Calgary, Alberta

**MLS # A2262617**



# \$599,990

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,478 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** N/A

Best Pricing + Legal Basement Suite, Already Rented at \$1450/month. Welcome to 83 Corner Meadows Grove NE, a beautifully designed 2023-built Jayman home nestled in the family-friendly community of Corner Meadows. Offering nearly 1,478 sq. ft. of above-grade living space, this property blends comfort, functionality, and investment potential. The main floor features an open and bright living area, a modern kitchen with ample cabinetry, a spacious dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three bedrooms including a generous primary suite with a walk-in closet and private 4-piece ensuite, plus an additional full bathroom. A standout feature is the legal 2-bedroom basement suite with separate side entrance, currently generating \$1,450/month rental income. Complete with its own kitchen, laundry, 4-piece bath, and two bedrooms, it's an ideal mortgage helper, rental opportunity, or extended family space. This energy-efficient home comes with 10 solar panels, triple pane windows, and a high-efficiency furnace, helping reduce utility costs and ensuring long-term value. Enjoy unmatched convenience with a playground, pond, and walking pathways just steps away. Bus stops are a 2-minute walk, while schools, parks, and shopping (including Chalo Freshco Plaza) are nearby. Sports enthusiasts will also appreciate the local cricket ground and community recreation options. Combining practicality with income potential, this turn-key home offers a vibrant lifestyle and a smart investment in one of Calgary's growing communities.