



GRASSROOTS
REALTY GROUP

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72 Corner Glen Avenue NE
Calgary, Alberta

MLS # A2190227



\$679,900

| | | | |
|------------------|----------------------------|---------------|------------------|
| 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, On Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, 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: | None | Utilities: | - |
| Features: | High Ceilings, No Animal Home, Vinyl Windows | | |

Inclusions: Two Fridges, One Gas Stove, One Electric Stove, Dish washer, Two Hood fans, Two Washers, Two Dryers and All Window Coverings

THIS UNIQUE HOME COMES WITH ONE BEDROOM BASEMENT LEGAL SUITE. CURRENT TENANT HAS A LEASE TILL OCTOBER 2025. 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 - EXTERIOR MOTION SENSOR LIGHTS AND CAMERAS AROUND 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.