



GRASSROOTS
REALTY GROUP

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

64 Corner Glen Avenue NE
Calgary, Alberta

MLS # A2206462



\$639,900

Division:	Cornerstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan		

Inclusions:	None
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Welcome to this beautiful 1,459 sqft home nestled in a vibrant new community! Built in 2023, this modern 2-storey offers a bright and open floor plan, perfect for everyday living and entertaining. Featuring 3 spacious bedrooms, 2.5 bathrooms, and a side entrance, this home offers great potential for future basement development. Enjoy the high ceilings with a 9-ft unfinished basement, ready for your personal touch. The south-facing front yard brings in plenty of natural light, enhancing the warm and welcoming atmosphere. Don't miss this opportunity to own a nearly-new home in a growing neighborhood!