

# \$694,900 - 72 Corner Glen Avenue Ne, Calgary

MLS® #A2190227

**\$694,900**

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 - 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.

Built in 2023

## Essential Information

MLS® # A2190227

Price \$694,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.06        |
| Year Built     | 2023        |
| Type           | 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 | On Street, Off Street |
|---------|-----------------------|

### Interior

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

### Exterior

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

### Additional Information

Date Listed January 26th, 2025

Days on Market 79

Zoning R-G

### **Listing Details**

Listing Office Century 21 Bravo Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.