

# \$669,900 - 72 Corner Glen Avenue Ne, Calgary

MLS® #A2254026

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,418 sqft

Residential on 0.06 Acres

Cornerstone., Calgary, Alberta

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 - 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. POSSESSION IS NEGOTIABLE.



Built in 2023

## Essential Information

MLS® # A2254026

Price \$669,900

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

Amenities	Playground
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer, 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	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	R-G
HOA Fees	50
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
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