



THE
A-TEAM

**RE/MAX
FIRST**

72 CORNER GLEN Avenue, Calgary T3N 2L7

MLS®#: **A2190227** Area: **Cornerstone** Listing Date: **01/26/25** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **1,418**
 Lot Information Low Sqft:
 Lot Sz Ar: **2,830 sqft** Ttl Sqft: **1,418**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **None**
 Kitchen Appl: **Dishwasher,Electric Range,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 20`8"	Kitchen	Main	11`9" x 13`3"
2pc Bathroom	Main	5`6" x 6`3"	Bedroom - Primary	Second	13`4" x 12`0"
Bedroom	Second	9`8" x 10`1"	Bedroom	Second	9`6" x 10`1"
3pc Bathroom	Second	4`10" x 8`11"	4pc Bathroom	Second	9`10" x 4`11"
Bedroom	Basement	9`9" x 9`6"	Family Room	Basement	14`1" x 9`11"
Kitchen	Basement	14`1" x 4`3"	4pc Bathroom	Basement	7`2" x 8`7"
Furnace/Utility Room	Basement	11`7" x 8`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2311614

Remarks

Pub Rmks: **THIS UNIQUE HOME COMES WITH ONE BEDROOM 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 - EXTEROR 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.**

Inclusions: **Two Fridges, One Gas Stove, One Electric Stove, Dish washer, Two Hood fans, Two Washers, Two Dryers and All Window Coverings**
Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









