



72 Corner Glen Avenue Calgary Alberta

\$699,000

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. (id:6769)

Primary Bedroom 13.33 Ft x 12.00 Ft

Bedroom 9.67 Ft x 10.08 Ft

Bedroom 9.50 Ft x 10.08 Ft

3pc Bathroom 4.83 Ft x 8.92 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Bedroom 9.75 Ft x 9.50 Ft

Family room 14.08 Ft x 9.92 Ft

Kitchen 14.08 Ft x 4.25 Ft

4pc Bathroom 7.17 Ft x 8.58 Ft

Furnace 11.58 Ft x 8.92 Ft

Living room 14.75 Ft x 20.67 Ft

Kitchen 11.75 Ft x 13.25 Ft

2pc Bathroom 5.50 Ft x 6.25 Ft

Listing Presented By:



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