

64 Corner Glen Avenue NE  
Calgary, Alberta

MLS # A2206462



**\$639,900**

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

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

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

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!