



GRASSROOTS
REALTY GROUP

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21 Corner Glen Row NE
Calgary, Alberta

MLS # A2328306



\$578,900

Division:	Cornerstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,583 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Window Coverings , Washer/Dryer , 2 Microwaves

Welcome to this beautiful home in a highly convenient and family-friendly location. Offering 3 spacious bedrooms and 2.5 bathrooms, this property is designed for comfortable everyday living with a bright, open-concept layout perfect for both daily life and entertaining. Large windows throughout the main level fill the home with natural light, creating a warm and inviting atmosphere. The spacious living area flows seamlessly into the dining space and a well-appointed kitchen with ample cabinetry and counter space, making it the true heart of the home. The upper level features well-sized bedrooms, including a comfortable primary retreat designed for relaxation. The fully developed legal basement suite includes 2 bedrooms, a full bathroom, and its own kitchen, offering excellent potential for additional rental income or extended family living. **INVESTOR ALERT:** Strong rental demand, limited supply, and continuous community growth make this an excellent long-term investment opportunity. The location is truly unbeatable. Just 2 minutes from Stoney Trail and a short drive to Saddletowne Trail, you'll have quick access to major routes and city connectivity. Everyday essentials are close by, including Chalo FreshCo, Sanjha Punjab, restaurants, schools, and a wide range of amenities. Step outside and you'll find a park right across the street, along with a future school site nearby, making this an ideal setting for families and investors alike. A great opportunity in a growing and well-connected community.