



GRASSROOTS
REALTY GROUP

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104 Corner Glen Circle NE
Calgary, Alberta

MLS # A2336628



\$399,000

Division:	Cornerstone		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,466 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome offering over 1,450 sq. ft. of stylish and functional living space in the sought-after community of Cornerstone. This thoughtfully designed home features an open-concept main floor with a spacious living room, modern kitchen with ample cabinetry and counter space, a convenient 2-piece bath, and access to a private balcony—perfect for enjoying your morning coffee or evening relaxation. The upper level boasts a generous primary bedroom complete with a walk-in closet and private 3-piece ensuite, along with two additional bedrooms, a full 4-piece bathroom, and the convenience of upper-floor laundry. The ground level offers a versatile flex room ideal for a home office, gym, or hobby space, plus direct access to the attached double-car garage. Located close to parks, playgrounds, schools, shopping, transit, and major roadways, this home offers the perfect blend of comfort, convenience, and value. An excellent opportunity for first-time buyers, growing families, or investors alike.