

# \$680,000 - 92 Corner Glen Avenue Ne, Calgary

MLS® #A2188524

## \$680,000

3 Bedroom, 3.00 Bathroom, 1,759 sqft  
Residential on 0.07 Acres

Cornerstone., Calgary, Alberta

Shane Homes Showhome for Sale. This fully finished Shane Homes showhome combines style, functionality, and future potential with a side entry for added versatility. The open-concept main floor features a welcoming foyer with a handy coat closet, a spacious front family room, and a central dining nook seamlessly connected to the L-shaped kitchen. A spice kitchen provides extra convenience for cooking enthusiasts, and a central half bath completes the main floor. Upstairs, the layout offers privacy and practicality with a central family room separating the front owner’s bedroom from the secondary bedrooms. The owner’s bedroom, boasts a large walk-in closet and a private 3-piece ensuite. Two equally sized secondary bedrooms share access to a centrally located bathroom, and a second-floor laundry closet enhances functionality. Photos are representative and for illustrative purposes only.



Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188524  |
| Price      | \$680,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,759       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 92 Corner Glen Avenue Ne |
| Subdivision | Cornerstone.             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N2L7                   |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Smart Home, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

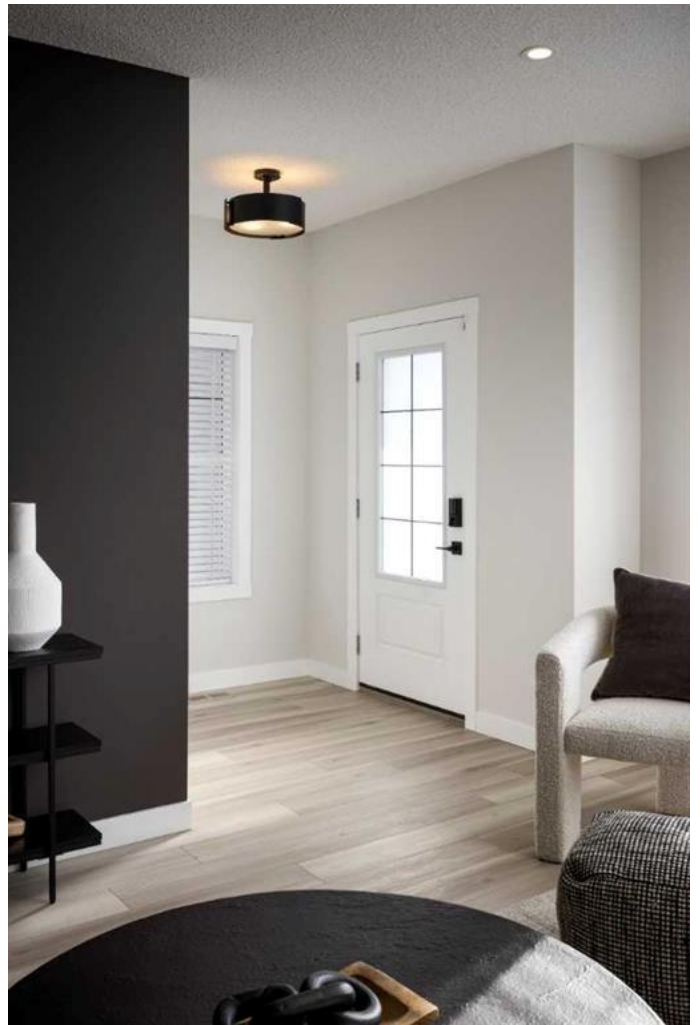
|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Rain Gutters                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 114                |
| Zoning         | R-G                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.