

\$324,900 - 2207, 76 Cornerstone Passage Ne, Calgary

MLS® #A2175228

\$324,900

2 Bedroom, 2.00 Bathroom, 691 sqft
Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this stunning 2 bedroom, 2 bathroom unit located in the vibrant community of Cornerstone. This airbnb friendly complex provides a great first impression with modern comfort and stylish living. This unit showcases multi-toned driftwood luxury vinyl planking with "toasted oatmeal" cabinetry. Combined with stunning white quartz countertops, white backsplash and beautiful overhead pendant lighting, a clean and stunning ambiance is achieved. The entertainment island extends out to offer a "table for two" or "workstation" making it a clever use of space. High ceilings with pot lights make for a comfortable, beautiful living area. The living room steps out to a lovely west facing balcony which offers a private respite for afternoon tea or an evening glass of wine. The spacious primary bedroom offers a walk-in closet and 4-piece ensuite, and there is an additional bedroom and 4-piece bath. There is one TITLED underground heated parking stall and a TITLED storage locker. The welcoming courtyard to the west of the building offers tables and seating for all and beautiful community gardens for those with a green thumb. On the opposite side of the Courtyard is the Gym - available to all residents - in the winter you can also access the gym through the parkade. For your furry friends - the "Pet Spa" is located close to the gym. In suite laundry and an original owner that brags about wonderful neighbours. A wonderful opportunity to take advantage of a move-in



ready unit in a family-friendly & ever-growing community! Book your showing today.

****CONDO FEE WILL BE \$415.31 as of February 1st, 2025.

Built in 2021

Essential Information

MLS® #	A2175228
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	691
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	2207, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0Y5

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, No Animal Home
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Electric Stove, Garage

	Control(s), Microwave Hood Fan
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame, Stone

Additional Information

Date Listed	October 31st, 2024
Days on Market	167
Zoning	M-1
HOA Fees	50
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.