

# \$304,500 - 1311, 76 Cornerstone Passage Ne, Calgary

MLS® #A2191877

**\$304,500**

2 Bedroom, 2.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Vacant and ready for a quick possession!! Welcome to this stunning 2-bed, 2-bath condo in the vibrant community of Cornerstone! Original owner and freshly painted, this unit offers high ceilings, a great open-concept flow filled with natural light, and spacious rooms. If that's not enough, start your mornings with some fresh air from your private balcony! With low condo fees, titled underground parking, and a storage locker, this condo is perfect for both homeowners and investors! And, did we mention it has the option for short term rentals!

The building features a fully equipped gym, yoga studio, theatre, and spinning room to keep you active and energized! Pet owners will appreciate the on-site pet spa, and the community room, complete with a kitchen and theatre, is perfect for socializing or hosting events! Conveniently located with easy access to downtown and close proximity to the airport, this condo offers modern living at its best. This condo unit is move-in ready, don't miss out on this incredible opportunity in a growing community! Book your showing today!

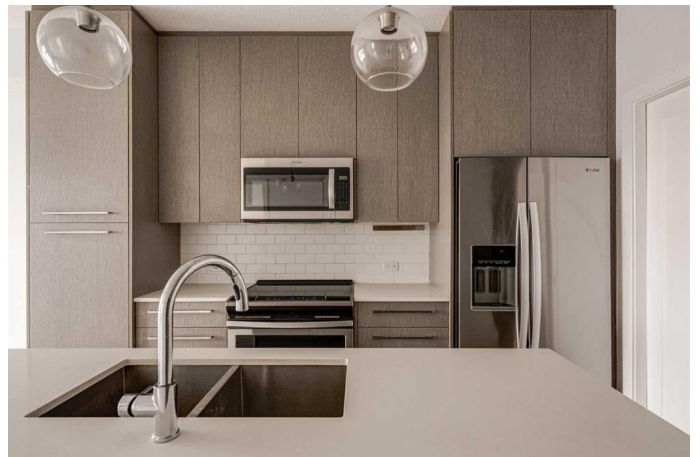
Built in 2021

## Essential Information

MLS® # A2191877

Price \$304,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	656
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1311, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0Y5

### Amenities

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

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	February 2nd, 2025
Days on Market	114

Zoning	M-1
HOA Fees	53
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	CIR Realty
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