

**1424, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2167017**



**\$350,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	667 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NONE

Welcome to this stunning TWO BEDROOM, TWO FULL BATHROOM condo located in the Legends of Cornerstone. Built in 2021, this impeccably clean TOP FLOOR unit offers beautiful views from the BALCONY, along with titled underground parking and a storage space. Featuring 9' ceilings, oversized windows, and laminate flooring throughout, this apartment is designed for comfort. Inside, you'll find a bright, open layout that leads to a modern kitchen with ceiling-height cabinets and quartz countertops. The spacious living area opens onto a generous balcony. Primary bedroom is well-sized, featuring a walk-in closet that connects to a 4-piece bathroom. There comes another spacious second room, 4 piece bathroom and ensuite laundry. Amenities include a fully equipped gym with a yoga studio, a pet spa, a spinning room, and various exercise equipment. Additionally, there's a community room with a kitchen and a theater for hosting gatherings with family and friends. With easy access to transportation, parks, and the future LRT Station, this development is nestled in a thriving Northeast community, just 20 minutes to Downtown Calgary, 10 minutes to Cross Iron Mills Mall, and a quick drive to the Calgary International Airport. Schedule your viewing today!