

**1222, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2182296**



**\$209,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	336 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 204
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** Blinds, Natural Gas BBQ

Experience the perfect blend of function and convenience in this stylish one-bedroom apartment condo in the sought-after Legends Complex, located in Calgary's vibrant northeast community of Cornerstone. Featuring a thoughtfully designed layout, this unit boasts a modern kitchen with an island, quartz countertops, custom cabinetry, and a patio with a natural gas hookup. Enjoy the convenience of in-suite laundry, a full bathroom, titled outdoor parking with electrical, and secured titled storage & bike rooms. Complex amenities include a pet spa, gym, spin/yoga studio, outdoor patios, and bookable party and theatre rooms. Ideal for first-time buyers or investors, this home offers exceptional value in a thriving community.