

**2409, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2208926**



**\$309,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to 76 Cornerstone Passage NE – Your Dream Condo in the Heart of Calgary’s Thriving NE Community! This stunning top-floor unit is the perfect blend of style, comfort, and convenience. Offering 2 spacious bedrooms, 2 full bathrooms, and a versatile den/office, this home is ideal for first-time buyers, professionals working from home, or investors looking for an Airbnb-friendly gem. Step inside and you’ll immediately notice the high-end finishes that make this space feel truly special – from the sleek stainless steel appliances, to the oversized island that anchors the modern kitchen. It’s perfect for hosting friends or enjoying a quiet evening in. The open-concept layout is bright and airy, with large windows bringing in plenty of natural light and peaceful top-floor views. You’ll also enjoy underground titled parking (no more scraping snow in the winter!) and low condo fees that make this home not only beautiful, but practical. The building itself is where the lifestyle really shine, Pet spa for your furry family members, Fully-equipped fitness centre, Spin & yoga room for your wellness goals, Private garden – a serene escape right at home. Location? Couldn’t be better. You’re just steps away from local bus stops, making commuting a breeze. A quick drive takes you to Stoney Trail and Deerfoot Trail, offering easy access across the city. Walk to nearby Save-On-Foods, Chalo! FreshCo, or grab a coffee on the go. For families, you’re close to several schools and parks. Whether you’re looking for your forever home, a stylish work-from-home setup, or an income-generating short-term rental, this unit checks every box. Come see for yourself why this is more than a condo – it’s a lifestyle. Welcome home! Call your favourite realtor today and book a showing.