

**1110, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2209023**



**\$229,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 393 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 236 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** Bed frame + mattress, side table in bedroom, side table and coffee tables in living room, sofa, grey chair, (2) bar stools.

Whether you're a first-time buyer or savvy investor, this ground-level 1 bedroom, 1 bathroom unit at The Legends of Cornerstone offers unbeatable value and immediate possession. With low monthly condo fees of just \$236.16 &mdash; including all utilities except electricity and cable &mdash; this unit has already delivered positive cash flow for its current owners. The open-concept layout of functional space, complete with a north-facing balcony that stays cool in summer and includes a gas line for BBQs. The titled above-ground parking stall faces 128th Ave, and additional secure storage is included underground in Building 2000 (Locker #1110, through the "Legends #7" door). Residents enjoy access to premium amenities such as a pet spa, fitness centre with yoga and spin studios, a theater room, kids and adult play areas, and a beautifully maintained community garden. Ample visitor parking adds convenience for guests or future tenants, making this home both a lifestyle upgrade and a solid long-term investment opportunity in one of NE Calgary's most desirable and growing communities.