

# **\$324,900 - 2207, 76 Cornerstone Passage Ne, Calgary**

MLS® #A2175228

**\$324,900**

2 Bedroom, 2.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this stunning 2 bedroom, 2 bathroom unit located in the vibrant community of Cornerstone. This airbnb friendly complex provides a great first impression with modern comfort and stylish living. This unit showcases multi-toned driftwood luxury vinyl planking with "toasted oatmeal" cabinetry. Combined with stunning white quartz countertops, white backsplash and beautiful overhead pendant lighting, a clean and stunning ambiance is achieved. The entertainment island extends out to offer a "table for two" or "workstation" making it a clever use of space. High ceilings with pot lights make for a comfortable, beautiful living area. The living room steps out to a lovely west facing balcony which offers a private respite for afternoon tea or an evening glass of wine. The spacious primary bedroom offers a walk-in closet and 4-piece ensuite, and there is an additional bedroom and 4-piece bath. There is one TITLED underground heated parking stall and a TITLED storage locker. The welcoming courtyard to the west of the building offers tables and seating for all and beautiful community gardens for those with a green thumb. On the opposite side of the Courtyard is the Gym - available to all residents - in the winter you can also access the gym through the parkade. For your furry friends - the "Pet Spa" is located close to the gym. In suite laundry and an original owner that brags about wonderful neighbours. A wonderful opportunity to take advantage of a move-in



ready unit in a family-friendly & ever-growing community! Book your showing today.

\*\*\*\*CONDO FEE WILL BE \$415.31 as of February 1st, 2025.

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2175228    |
| Price          | \$324,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 691         |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2207, 76 Cornerstone Passage Ne |
| Subdivision | Cornerstone.                    |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N0Y5                          |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, No Animal Home                     |
| Appliances        | Dishwasher, Dryer, Washer, Window Coverings, Electric Stove, Garage |

|              |                                |
|--------------|--------------------------------|
|              | Control(s), Microwave Hood Fan |
| Heating      | Baseboard                      |
| Cooling      | None                           |
| # of Stories | 4                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Vinyl Siding, Wood Frame, Stone |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2024 |
| Days on Market | 182                |
| Zoning         | M-1                |
| HOA Fees       | 50                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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