



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1404, Calgary T3N0Y5

MLS® #: **A2157189**

Area: **Cornerstone**

Listing Date: **08/14/24**

List Price: **\$339,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **671**
Low Sqft:
Ttl Sqft: **671**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Electric**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame,Wood Siding**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Elevator,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 8`6"
Laundry	Main	5`6" x 2`8"
Bedroom	Main	10`2" x 10`0"
4pc Ensuite bath	Main	7`9" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`8" x 11`5"
Bedroom - Primary	Main	10`8" x 10`2"
4pc Bathroom	Main	7`8" x 4`11"
Balcony	Main	9`5" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$369

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1812137**

Remarks

Pub Rmks: **Welcome to the beautiful *** TWO BEDROOM TWO FULL BATHROOM*** condo in legends of cornerstone . Built-in 2021 , exceptionally clean TOP FLOOR apartment, ENJOY VIEW FROM THE BALCONY, includes Titled underground parking and storage space Featuring 9' ceilings, oversized windows and laminate flooring throughout. This Unit boasts two bedrooms, two bathrooms, a living area along with the added benefits of TITLED parking and a storage space. Upon entry you are welcomed with open space which leads to bright Kitchen with cabinets up to the ceiling and quartz countertops. The living area opens to a spacious Balcony. Bedroom is spacious enough with walk in closet which leads to the 4pc bathroom. The amenities include a fully equipped gym with a yoga studio, Pet spa, spinning room, and exercise equipment. In addition, there is a community room with a kitchen and a Theater for you to host larger gatherings and to entertain family and friends. Schedule for your viewing & showing today!**

Inclusions: **NONE**
Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











