



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1131, Calgary T3N 0Y5

MLS®#: **A2159566** Area: **Cornerstone** Listing Date: **08/22/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 13-Sep** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **591**
 Low Sqft:
 Ttl Sqft: **591**

Parkade, Titled, Underground

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 7`11"	Bedroom	Main	10`11" x 8`1"
Kitchen	Main	11`0" x 12`4"	Living Room	Main	10`4" x 9`2"
Bedroom - Primary	Main	9`6" x 9`3"	Storage	Main	4`8" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$337** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1812137

Remarks

Pub Rmks: **Welcome to #1131, 76 Cornerstone Passage NE, a beautiful condo community in Cornerstone. What's so unique about this complex is the community feel. From the gym, to the teen game room and children's play area, the pet spa, community gardens, and movie room, it really is a place where you get to know your neighbours. The unit itself features a bunch of upgrades, including plank flooring, stainless appliances, quartz counters, and upgraded appliances. The primary bedroom has huge windows, and a walkthrough closet to the main bath. There is a second bedroom, as well as a den area. The patio is a really good size if you enjoy private outdoor time, and this unit offers updated closet systems throughout, enhancing storage in every room. The neighbouring unit (#1129) can be purchased at the same time if you are looking for a generational family living arrangement, or are just thinking about investment. A pet friendly property, it comes with one parking stall, and separate storage. The neighbourhood is packed with features, and this property is conveniently located near the bike path, Freshco, Popeyes, Firehouse Subs, Dollarama, Shoppers Drug Mart, and the upcoming Cornerstone Regional Park. For more details, and to see our 360 Virtual Tour, click the links below.**

Inclusions: N/A
Property Listed By: eXp Realty

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







