



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1424, Calgary T3N 0Y5

MLS®#: **A2167017** Area: **Cornerstone** Listing Date: **09/19/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 14-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **666**
 Low Sqft:
 Ttl Sqft: **666**

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Secured,Titled,Underground**

DOM

62
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard,Garden** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 5`0"	4pc Ensuite bath	Main	5`0" x 7`9"
Bedroom	Main	10`5" x 10`2"	Kitchen	Main	11`8" x 11`11"
Living Room	Main	12`3" x 8`8"	Bedroom - Primary	Main	10`5" x 10`10"

Legal/Tax/Financial

Condo Fee: **\$369** Title: **Fee Simple** Zoning: **M-1**

Fee Freq:
Monthly

Legal Desc: **1812137**

Remarks

Pub Rmks: **Welcome to this stunning TWO BEDROOM, TWO FULL BATHROOM condo located in the Legends of Cornerstone. Built in 2021, this impeccably clean TOP FLOOR unit offers beautiful views from the BALCONY, along with titled underground parking and a storage space. Featuring 9' ceilings, oversized windows, and laminate flooring throughout, this apartment is designed for comfort. Inside, you'll find a bright, open layout that leads to a modern kitchen with ceiling-height cabinets and quartz countertops. The spacious living area opens onto a generous balcony. Primary bedroom is well-sized, featuring a walk-in closet that connects to a 4-piece bathroom. There comes another spacious second room, 4 piece bathroom and ensuite laundry . Amenities include a fully equipped gym with a yoga studio, a pet spa, a spinning room, and various exercise equipment. Additionally, there's a community room with a kitchen and a theater for hosting gatherings with family and friends. With easy access to transportation, parks, and the future LRT Station, this development is nestled in a thriving Northeast community, just 20 minutes to Downtown Calgary, 10 minutes to Cross Iron Mills Mall, and a quick drive to the Calgary International Airport. Schedule your viewing today!**

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

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









