



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 CORNERSTONE Passage #2221, Calgary T3N 0Y5**

MLS® #: **A2174376**      Area: **Cornerstone**      Listing Date: **10/21/24**      List Price: **\$329,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **Stall,Underground**

Finished Floor Area

Abv Sqft: **706**  
 Low Sqft:  
 Ttl Sqft: **706**

DOM

**30**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 9`6"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>11`8" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 10`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`9" x 4`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`7"</b>
<b>Den</b>	<b>Main</b>	<b>5`6" x 3`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 3`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`11" x 2`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`0" x 4`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$400**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1911680**

Remarks

Pub Rmks: **\*\*INVESTOR ALERT!\*\*CASH FLOWING TURNKEY AIRBNB INVESTMENT OPPORTUNITY!\*\* HAS GENERATED OVER 32k FOR 2024 AND HAS BEEN BOOKED UP FOR MOST OF THE YEAR\*\* Welcome to this second floor, 2-bedroom, 2-bathroom condo in the Legends of Cornerstone, offering a blend of luxury and affordability! This unit is 706 sqft with elegant finishes, featuring quartz countertops, pendant lights, stainless steel appliances, and contemporary cabinetry. The kitchen's extended island with a breakfast bar is perfect for prep and entertaining, while the bright living room opens to a spacious west-facing balcony. The primary bedroom boasts a walk-in closet and 4-piece ensuite while the second bedroom features mirrored double closets. In-suite laundry, den/office area, additional storage, titled parking, and titled storage add convenience. Legends of Cornerstone presents 12 amenities, including the Owner's Lounge, Pet Spa, Fitness Centre, Community Garden, Movie Theatre and more.. 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. \*\*This unit is currently operating as a professionally managed AirBNB has generated over 32K for 2024 and has been booked up most of the year. Unit priced as UNFURNISHED. All furnishings available for sale with the unit at a negotiated price - photo list of furnishings available.\*\***

Inclusions: **All furnishings available at a negotiated price. Call Listing Agent.**

Property Listed By: **CIR Realty**

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









