



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #2207, Calgary T3N0Y5

MLS®#: **A2175228**

Area: **Cornerstone**

Listing Date: **10/31/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Mar**

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:

**Residential
Apartment
Calgary
2021**

Finished Floor Area

Abv Sqft: **690**

Low Sqft:

Ttl Sqft: **690**

Underground

DOM

164

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 4`11"	4pc Ensuite bath	Main	4`10" x 7`8"
Bedroom	Main	10`4" x 9`6"	Kitchen	Main	11`11" x 11`7"
Living Room	Main	11`11" x 9`6"	Office	Main	5`6" x 3`8"
Bedroom - Primary	Main	10`4" x 10`1"			

Legal/Tax/Financial

Condo Fee:
\$415

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1911680**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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





