



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1404, Calgary t3n0y5

MLS® #: **A2179245** Area: **Cornerstone** Listing Date: **11/16/24** List Price: **\$324,900**
 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:

Underground

Finished Floor Area

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

DOM

75
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Elevator,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`8" x 10`2"	Bedroom	Main	10`2" x 10`0"
Living Room	Main	12`0" x 8`6"	Kitchen	Main	11`8" x 11`5"
Laundry	Main	5`6" x 2`8"	4pc Bathroom	Main	7`8" x 4`11"
4pc Ensuite bath	Main	7`9" x 4`11"			

Legal/Tax/Financial

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

Legal Desc: 1812137

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to the beautiful TOP FLOOR UNIT *** TWO BEDROOM TWO FULL BATHROOM*** condo in Legends of Cornerstone. Built in 2021, a spotless 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, and the added benefits of TITLED parking and storage space. Upon entry, you are welcomed with open space which leads to a bright Kitchen with cabinets up to the ceiling and quartz countertops. The living area opens to a spacious Balcony. The spacious bedroom has a walk-in closet leading to the 4pc bathroom. The amenities include a fully equipped gym, 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











