



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1222, Calgary T3N 0Y5

MLS® #: **A2182296** Area: **Cornerstone** Listing Date: **12/05/24** List Price: **\$209,900**
 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: **Parkade, Secured, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **336**
 Low Sqft:
 Ttl Sqft: **336**

DOM

16
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 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, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 8`5"	Bedroom	Main	10`6" x 8`6"
Kitchen	Main	10`2" x 9`7"	Living Room	Main	7`4" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$204** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq: **Monthly**

Legal Desc: 1812137

Remarks

Pub Rmks: **Experience the perfect blend of function and convenience in this stylish one-bedroom apartment condo in the sought-after Legends Complex, located in Calgary's vibrant northeast community of Cornerstone. Featuring a thoughtfully designed layout, this unit boasts a modern kitchen with an island, quartz countertops, custom cabinetry, and a patio with a natural gas hookup. Enjoy the convenience of in-suite laundry, a full bathroom, titled outdoor parking with electrical, and secured titled storage & bike rooms. Complex amenities include a pet spa, gym, spin/yoga studio, outdoor patios, and bookable party and theatre rooms. Ideal for first-time buyers or investors, this home offers exceptional value in a thriving community.**

Inclusions: **Blinds, Natural Gas BBQ**
Property Listed By: **Royal LePage Benchmark**

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







