



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 CORNERSTONE Passage #1332, Calgary T3N 0Y5**

MLS®#: **A2182399**      Area: **Cornerstone**      Listing Date: **12/06/24**      List Price: **\$349,900**  
 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: **City Lot,Few Trees,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Views**  
 Park Feat: **Heated Garage,Parkade,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **688**  
 Low Sqft:  
 Ttl Sqft: **688**

DOM

**15**

Layout

Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard,Garden**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,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
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 9`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 10`3"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 4`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`0" x 2`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$392**

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

Zoning:  
**M-1**

Legal Desc: **1812137**

Remarks

Pub Rmks: **HOME SWEET HOME! INVESTOR ALERT! RARE AIR BNB FRIENDLY CONDO! This is your opportunity to indulge in maintenance free living in this stunning and modern 3rd floor condo situated in the sought-after 'Legends of Cornerstone' building in the desirable community of Cornerstone. This chic unit was custom-built in 2021 offering 3 bedrooms, 1.5 bathrooms and 2 PARKING STALLS. As you walk into this spacious, sun-drenched unit you will notice the sophisticated, open concept floor plan with a gourmet gleaming white kitchen with a quartz peninsula island/breakfast bar, stainless steel appliances, stylish backsplash, ample counter and cabinet space. 3 spacious bedrooms make this ideal for anyone looking for a guest room or for extra space for a home office. The magnificent master retreat has a walk-in closet and a terrific 4 piece ensuite bathroom. Completing this charming condo is another convenient vanity bathroom, 9 foot ceilings, in-suite laundry room with additional storage space and a balcony to enjoy your tranquil views. This unit features 2 TITLED PARKING SPOTS-one underground and 1 surface stall and a separate TITLED STORAGE LOCKER, making this a rare find you simply don't want to miss out on! Exclusive building amenities include a fitness/yoga centre, entertainment/media room, courtyard with a garden area, kids play room and a pet spa! Located close to all major amenities including schools, public transportation, parks, shopping, restaurants and major roadways. This is an unbelievable opportunity for first-time home buyers and investors alike! Book your private viewing of this GEM today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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











