



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #2323, Calgary T3N 0Y5

MLS® #: **A2185833** Area: **Cornerstone** Listing Date: **01/15/25** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Enclosed,Heated Garage,Owned,Parkade,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **657**
 Low Sqft:
 Ttl Sqft: **657**

DOM

7

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 4`11"	4pc Ensuite bath	Main	5`0" x 7`10"
Bedroom	Main	10`3" x 10`1"	Kitchen With Eating Area	Main	11`7" x 11`10"
Living Room	Main	12`2" x 8`7"	Bedroom - Primary	Main	10`3" x 10`9"

Legal/Tax/Financial

Condo Fee: **\$376** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 1911680

Remarks

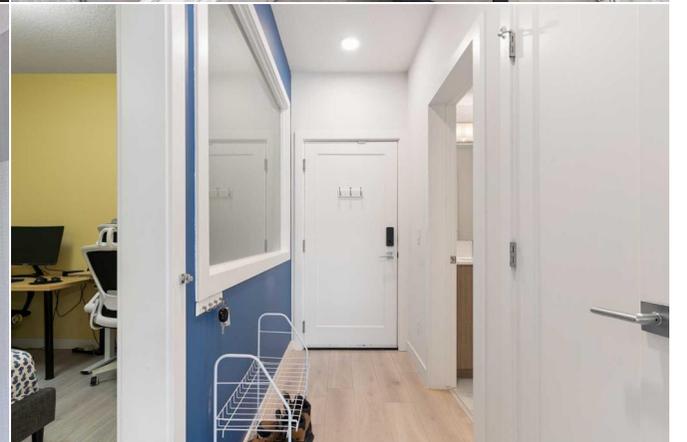
Pub Rmks: **Welcome to this stylish and spacious 2-bedroom, 2-bathroom condo, offering both modern living and excellent investment potential with the option for SHORT-TERM RENTALS. Located in a well-maintained building with low condo fees, this property features a bright, open-concept living space with large west-facing windows that flood the home with natural light and provide stunning sunset views from the private balcony. The contemporary design creates an inviting atmosphere, perfect for relaxing or entertaining guests. The sleek kitchen is equipped with modern appliances and ample counter space, flowing seamlessly into the living and dining area. Both bedrooms are generously sized, offering comfort and privacy, while the two full bathrooms are stylish and functional. Additional features of the unit include a secure underground parking spot, a convenient storage locker, and the advantage of low condo fees, making this home as practical as it is beautiful. The building offers a range of exceptional amenities, including a fully equipped gym, a yoga studio, theatre and a spinning room, ensuring you have everything you need to stay active. For pet owners, the on-site pet spa is an added luxury, while the community room with a kitchen and theatre provides a great space for socializing or hosting events. Whether you're looking for a stylish home, an investment opportunity, or a mix of both, this condo offers an ideal combination of modern living, luxury amenities, and a prime location. Schedule a viewing today to see all that this incredible property has to offer!**

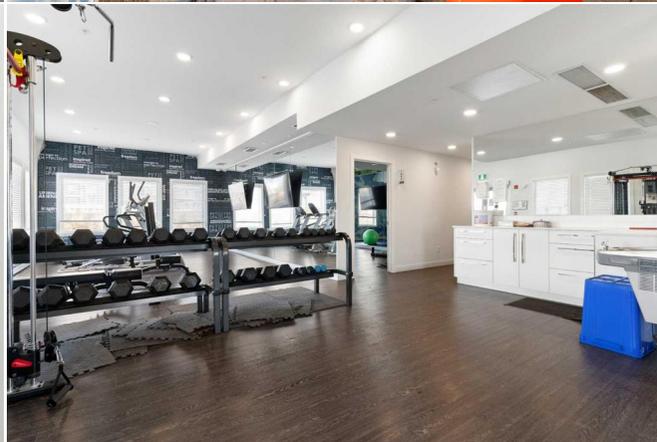
Inclusions: N/A
Property Listed By: CIR Realty

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











2323-76 Cornerstone Passage NE, Calgary, AB

Main Floor 996sq ft Area 656.47 sq ft



0 3 6 ft

PREPARED: 2024/01/10

While no errors are excluded from this floor area in GLUEX floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.