



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #2417, Calgary T3N 0Y5

MLS® #: **A2186735** Area: **Cornerstone** Listing Date: **01/11/25** List Price: **\$335,000**
 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:

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**
 Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9' 3" x 3' 9"	4pc Bathroom	Main	4' 10" x 7' 8"
Bedroom	Main	10' 1" x 10' 3"	Laundry	Main	2' 7" x 5' 6"
Kitchen With Eating Area	Main	11' 11" x 11' 6"	Living Room	Main	8' 7" x 12' 1"
Balcony	Main	4' 9" x 9' 8"	Bedroom - Primary	Main	10' 8" x 10' 3"
Walk-In Closet	Main	5' 6" x 4' 3"	4pc Ensuite bath	Main	7' 7" x 4' 11"

Legal/Tax/Financial

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

Legal Desc: **1911680;553**

Remarks

Pub Rmks: **Welcome to your beautifully maintained two-bedroom, two-bathroom condo! Perfect location in Cornerstone close to schools, shopping, gyms, restaurants and excellent access to Stoney Trail, and Deerfoot Trail. This open and bright unit is on the top floor. The complex includes a Fitness Center and party/rec room available. Featuring a well thought out, open floor plan that maximizes space and natural light with a west facing balcony perfect for relaxing with your morning coffee. Titled underground parking and a titled storage locker included for additional space. This condo presents a perfect opportunity for those seeking comfort, style, and a prime location. Schedule your viewing today and discover your new home!**

Inclusions: none

Property Listed By: **eXp Realty**

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









