



THE
A-TEAM

**RE/MAX
FIRST**

76 CORNERSTONE Passage #1303, Calgary T3N 0Y5

MLS® #: **A2194930**

Area: **Cornerstone**

Listing Date: **02/16/25**

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:

Finished Floor Area

Abv Sqft: **699**
Low Sqft:
Ttl Sqft: **699**

DOM

61

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`3" x 3`9"
Bedroom	Main	8`6" x 8`1"
Living Room	Main	10`4" x 10`8"
Walk-In Closet	Main	3`0" x 6`11"
2pc Bathroom	Main	3`4" x 8`0"
Balcony	Main	11`5" x 4`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	4`7" x 5`10"
Kitchen With Eating Area	Main	6`9" x 12`6"
Bedroom - Primary	Main	9`6" x 9`2"
4pc Ensuite bath	Main	7`11" x 4`11"
Bedroom	Main	9`1" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$392

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1812137**

Remarks

Pub Rmks: **Welcome to one of an only a handful of 3 bedroom units with 2 titled parking stalls, Airbnb friendly building, tons of versatility for first time Buyers new families and investors. Next to new offering both functionality and style. This unit boasts high ceilings, an open-concept layout, and large windows that fill the space with natural light. The modern kitchen features countertops, stainless steel appliances, and cabinets. Enjoy your private balcony, perfect for morning coffee or evening relaxation. Convenience is key with two parking spots—1 titled underground stall + 1 titled surface parking stall. The building offers fantastic amenities, including a fully equipped gym, yoga studio, spinning room, theatre, and pet spa. The community room with a kitchen and theatre is perfect for social gatherings. Located in Cornerstone, one of Calgary's fastest-growing communities, this condo provides easy access to Stoney Trail, Calgary International Airport, shopping centers, parks, etc. Book your private showing today.**

Inclusions: **N/A**
Property Listed By: **VIP Realty & Management**

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









