76 CORNERSTONE Passage #2417, Calgary T3N 0Y5

MLS®#:	**A2206545**	Area:	**Cornerstone**	Listing Date:	**03/28/25**
				List Price:	**$304,900**
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,Titled,Underground**

Finished Floor Area
Abv Sqft: 672
Low Sqft:
Ttl Sqft: 672

DOM
16

Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking
Ttl Park: **1**
Garage Sz:

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

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: **n/a**

Property Listed By: **eXp Realty**