

1421, 76 Cornerstone Passage NE  
Calgary, Alberta

MLS # A2159628



**\$279,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Other, Outside, See Remarks, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Window Air conditioning unit - Negotiable

[OPEN HOUSES THIS SATURDAY, SEPT 14 FROM 2-4PM. SUNDAY, SEPT 15 FROM 12-2PM. HOPE TO SEE YOU THERE!]  
Welcome to your perfect urban retreat in the heart of Cornerstone! This immaculate TOP FLOOR 1-bedroom plus den condo, built in 2021, offers contemporary elegance with a WEST-FACING orientation that floods the space with natural light. The open floor plan seamlessly integrates the modern kitchen, equipped with sleek stainless steel appliances, into the living and dining areas, making it ideal for both relaxing and entertaining. Enjoy the convenience of TWO TITLES PARKING STALLS—ONE UNDERGROUND AND OUTDOOR—along with a LOW CONDO FEE that enhances the appeal of this home. Residents benefit from TOP-NOTCH AMENITIES, including a fully-equipped fitness center, a community garden for leisurely strolls, and versatile event space with an outdoor BBQ area. Currently a PROFESSIONALLY MANAGED TURNKEY AIR BNB, this condo is not only a stylish living space but also an EXCELLENT INVESTMENT opportunity. Don't miss out on this chance to own this modern gem in Cornerstone. Schedule your viewing today and experience the perfect blend of luxury and convenience. Thank you for viewing!