

2221, 76 Cornerstone Passage NE  
Calgary, Alberta

MLS # A2174376



**\$329,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 400
<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>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** All furnishings available at a negotiated price. Call Listing Agent.

**\*\*INVESTOR ALERT!!\*\*CASH FLOWING TURNKEY AIRBNB INVESTMENT OPPORTUNITY!!\*\* HAS GENERATED OVER 32k FOR 2024 AND HAS BEEN BOOKED UP FOR MOST OF THE YEAR\*\*** Welcome to this second floor, 2-bedroom, 2-bathroom condo in the Legends of Cornerstone, offering a blend of luxury and affordability! This unit is 706 sqft with elegant finishes, featuring quartz countertops, pendant lights, stainless steel appliances, and contemporary cabinetry. The kitchen's extended island with a breakfast bar is perfect for prep and entertaining, while the bright living room opens to a spacious west-facing balcony. The primary bedroom boasts a walk-in closet and 4-piece ensuite while the second bedroom features mirrored double closets. In-suite laundry, den/office area, additional storage, titled parking, and titled storage add convenience. Legends of Cornerstone presents 12 amenities, including the Owner's Lounge, Pet Spa, Fitness Centre, Community Garden, Movie Theatre and more.. With easy access to transportation, parks, and the future LRT Station, this development is nestled in a thriving Northeast community, just 20 minutes to Downtown Calgary, 10 minutes to Cross Iron Mills Mall, and a quick drive to the Calgary International Airport. **\*\*This unit is currently operating as a professionally managed AirBNB has generated over 32K for 2024 and has been booked up most of the year. Unit priced as UNFURNISHED. All furnishings available for sale with the unit at a negotiated price - photo list of furnishings available.\*\***