

# **\$324,900 - 2207, 76 Cornerstone Passage Ne, Calgary**

MLS® #A2175228

**\$324,900**

2 Bedroom, 2.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this stunning 2 bedroom, 2 bathroom unit located in the vibrant community of Cornerstone. This airbnb friendly complex provides a great first impression with modern comfort and stylish living. This unit showcases multi-toned driftwood luxury vinyl planking with "toasted oatmeal" cabinetry. Combined with stunning white quartz countertops, white backsplash and beautiful overhead pendant lighting, a clean and stunning ambiance is achieved. The entertainment island extends out to offer a "table for two" or "workstation" making it a clever use of space. High ceilings with pot lights make for a comfortable, beautiful living area. The living room steps out to a lovely west facing balcony which offers a private respite for afternoon tea or an evening glass of wine. The spacious primary bedroom offers a walk-in closet and 4-piece ensuite, and there is an additional bedroom and 4-piece bath. There is one TITLED underground heated parking stall and a TITLED storage locker. The welcoming courtyard to the west of the building offers tables and seating for all and beautiful community gardens for those with a green thumb. On the opposite side of the Courtyard is the Gym - available to all residents - in the winter you can also access the gym through the parkade. For your furry friends - the "Pet Spa" is located close to the gym. In suite laundry and an original owner that brags about wonderful neighbours. A wonderful opportunity to take advantage of a move-in



ready unit in a family-friendly & ever-growing community! Book your showing today.

\*\*\*\*CONDO FEE WILL BE \$415.31 as of February 1st, 2025.

Built in 2021

### Essential Information

MLS® #	A2175228
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	691
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	2207, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N0Y5

### Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island, No Smoking Home, No Animal Home
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Electric Stove, Garage

	Control(s), Microwave Hood Fan
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame, Stone

## Additional Information

Date Listed	October 31st, 2024
Days on Market	177
Zoning	M-1
HOA Fees	50
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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