

# \$199,000 - 1220, 76 Cornerstone Passage Ne, Calgary

MLS® #A2240086

**\$199,000**

1 Bedroom, 1.00 Bathroom, 345 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to Legends of Cornerstone. A modern condo community designed for convenience, connection, and comfort. This well-maintained second-floor unit shares only one common wall, offering added privacy and peace. Inside, youâ€™re greeted by an open-concept layout that makes the most of the space. The kitchen offers ample storage, a central island with a breakfast bar, and a functional flow into the living area, perfect for everyday living or casual entertaining. Youâ€™ll also appreciate the convenience of in-suite laundry and smart use of space throughout.

Whether you're looking to downsize, step into homeownership, find a lock-and-leave lifestyle, or add a low-maintenance property to your investment portfolio, this is a fantastic opportunity.

Though the unit itself is compact, the amenities are anything but. Enjoy access to a full range of features including a community garden, fitness centre, spin and yoga studios, bike workshop, pet spa, theatre room, ownerâ€™s lounge, event space with kitchen, kids' play area, and inviting outdoor spaces.

The home also includes a titled surface parking stall and titled storage locker in the secure underground parkade.

Situated close to shopping, green spaces, and



walking paths, this condo blends lifestyle and location. All at an affordable price.

If you've been looking for a stylish, low-maintenance condo with standout amenities, this could be the perfect fit.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2240086          |
| Price          | \$199,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 345               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 1220, 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, Gazebo, Other, Party Room, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Workshop |
| Parking Spaces | 1  |
| Parking        | Stall, Titled  |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home               |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 6               |
| Zoning         | M-1             |
| HOA Fees       | 50              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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