

**1404, 76 cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2251390**



**\$269,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Cornerstone                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 671 sq.ft.                         | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                              |                   |        |
|--------------------|----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Electric                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                            | <b>Condo Fee:</b> | \$ 369 |
| <b>Basement:</b>   | -                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Kitchen Island                     |                   |        |

**Inclusions:** NONE

Welcome to the beautiful TOP FLOOR UNIT \*\*\* TWO BEDROOM TWO FULL BATHROOM\*\*\* condo in Legends of Cornerstone. Built in 2021, a spotless TOP FLOOR apartment, ENJOY VIEW FROM THE BALCONY, includes Titled underground parking and storage space Featuring 9&rsquo; ceilings, oversized windows and laminate flooring throughout. This Unit boasts two bedrooms, two bathrooms, a living area, and the added benefits of TITLED parking and storage space. Upon entry, you are welcomed with an open space which leads to a bright Kitchen with cabinets up to the ceiling and quartz countertops. The living area opens to a spacious Balcony. The spacious bedroom has a walk-in closet leading to the 4-piece bathroom. The amenities include a fully equipped gym, yoga studio, Pet spa, spinning room, and exercise equipment. In addition, there is a community room with a kitchen and a Theater for you to host larger gatherings and to entertain family and friends. Schedule for your viewing & showing today!