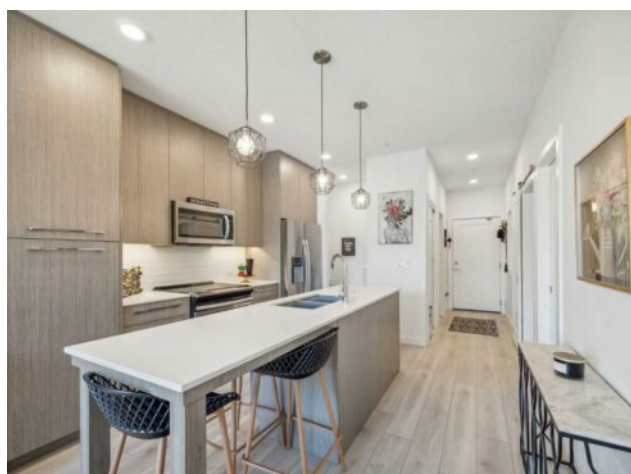


**2207, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2175228



\$324,900

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	691 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

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.