



**DJ Golden**  
**REAL ESTATE**

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**1203, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2216493**



**\$274,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 342
<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>	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Everything you need in this 2 bedroom + den unit! Love the easy access to the stairwell to enter and exit as you please. Perfect for the dog lover! You can also take the elevator :) Legends of Cornerstone are Truman built with great floorplans. Yes there is a Den with built in desk! Yes it has 2 good sz bedrooms big enough for queen beds. Kitchen comes complete with 4 SS appliances, Quartz counters and Island seating. Living area is the perfect size to hang out. Laundry is conveniently located in the 4 pce bath. 2nd bedroom perfect for guests, room mate or another sitting area maybe! This condo has 1 TITLED underground parking stall with STORAGE in front. Building 1000 also hosts the Fitness Room for this complex. Outside there is a community Garden, and Picnic areas for residents. Close to shops and restaurants with EASY access to Stoney Trail. Come View this condo Today and Live here Tomorrow