

**1104, 76 Cornerstone Passage NE**  
**Calgary, Alberta**
**MLS # A2217409**

**\$285,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	2019 (6 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

<b>Inclusions:</b>	N/A
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**\*\*Back on the market - Buyer's unable to secure financing\*\* | MOVE IN READY | 2 BED | 2 BATHS | TITLED UNDERGROUND PARKING, STORAGE | LOTS OF AMENITIES|** Welcome to 1104, 76 Cornerstone Passage NE. Discover the ultimate blend of style, functionality, and affordability in this stunning Main Floor Condo. This incredible property offers accessibility and convenience with the Titled Underground Heated Parking and Storage. 2 Spacious Bedrooms with 2 Full Bathrooms, Laminate Flooring and Tile Bathrooms for a touch of elegance, In-suite Laundry with Full-Size Washer and Dryer, Upgraded Stainless Steel Appliances, Quartz Counter Tops and ample Kitchen Cabinets for storage. The addition of high ceilings and a bright open space further elevates the appeal of this home. High ceilings create a sense of spaciousness and airiness, making the living areas feel more expansive and inviting. The Legends Complex offers a plethora of outstanding amenities for its residents; Fitness Centre and Yoga Room for staying active, Dog spa and pet-friendly community (upon board approval), Theatre Room, Kids' Playroom, and Party Event Room for entertainment and Community Garden. Cornerstone is a newer community in Calgary with easy access to Airport, Cross Iron Mall, Cosco and Stoney Trail. This incredible condo is available for immediate possession. Don't miss out on this prime opportunity!