

**2417, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2206545**



**\$304,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<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 Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to your beautifully maintained two-bedroom, two-bathroom condo! Perfect location in Cornerstone close to schools, shopping, gyms, restaurants and excellent access to Stoney Trail, and Deerfoot Trail. This open and bright unit is on the top floor. The complex includes a Fitness Center and party/rec room available. Featuring a well thought out, open floor plan that maximizes space and natural light with a west facing balcony perfect for relaxing with your morning coffee. Titled underground parking and a titled storage locker included for additional space. This condo presents a perfect opportunity for those seeking comfort, style, and a prime location. Schedule your viewing today and discover your new home!