



GRASSROOTS
REALTY GROUP

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**1123, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2237119



\$235,500

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2021 (4 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 306
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

RARE AIRBNB FRIENDLY CONDO - 2 TITLED PARKING STALLS (SURFACE AND UNDERGROUND -- rent out or even sell a parking unit if needed) GROUND FLOOR UNIT - PAINTED FRESH - LOW CONDO FEES - 1 BEDROOM + 1 DEN CONDO IN CORNERSTONE - 500+ SQ FT WITH 9 FT CEILINGS AND LUXURIOUS FINISHING INCLUDING QUARTZ COUNTERTOPS & STAINLESS STEEL APPLIANCES IN THE KITCHEN - TITLED STORAGE - SIMPLE AND FUNCTIONAL FLOORPLAN - Exclusive Amenities include: FITNESS/YOGA CENTRE, PET SPA, ENTERTAINMENT/MEDIA ROOM, KIDS PLAY ROOM, COURTYARD WITH GARDEN AREA - AMAZING LOCATION easy access to PUBLIC TRANSIT, SCHOOLS, SHOPPING, 60 ST NE, 128 AVE NE & STONEY TRAIL NE - Additionally, it is a short drive to Calgary International Airport and CrossIron Mills Mall! ***** POTENTIAL FOR INCOME GENERATION WITH PROFESSIONAL AIRBNB MANAGEMENT & MARKETING *****