



GRASSROOTS
REALTY GROUP

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2219, 76 Cornerstone Passage
Calgary, Alberta

MLS # A2237240



\$273,900

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

Welcome to **76 Cornerstone Passage NE** — a modern and move-in ready **2 bedroom, 2 bathroom apartment condo** located in the dynamic and growing community of Cornerstone in Calgary's northeast. This stylish and functional **702 square foot home** is situated on the **second floor** of a well-maintained, pet-friendly building and offers a thoughtful layout, quality upgrades, and access to an exceptional array of amenities. Whether you're a first-time buyer, a small family, or a savvy investor seeking positive cash flow, this home checks every box. Step inside and be greeted by a **bright and open-concept living space** featuring **luxury vinyl plank flooring**, upgraded **flat-panel wood grain cabinetry**, and a **central quartz kitchen island** that doubles as both a prep station and a breakfast bar. The modern kitchen is equipped with **stainless steel appliances**, including a **side-by-side Whirlpool refrigerator** with built-in ice and water dispenser, a built-in microwave, and a sleek electric range. Under-cabinet lighting, full-height cabinetry, and subway tile backsplash add extra flair and function. The **primary bedroom** offers mirrored closets and a **full ensuite bath**, while the **second bedroom** is located on the opposite side of the unit — perfect for privacy or roommate potential. A **flexible den space** near the front entry is ideal for a home office, study area, or creative nook. Enjoy the **in-suite laundry** with full-size front-loading Whirlpool washer and dryer, a **4-piece main bath** with modern vanity, and a spacious **balcony** equipped with a **BBQ gas line** — ideal for summer grilling or morning coffee. This **pet-friendly condo** includes **titled underground parking**, a **separate storage locker**, and full access to a range of building amenities: * Two elevators for convenience * A fully equipped **fitness centre** * A

beautiful **party room for entertaining** * A private **residents-only park space** * A professionally maintained lobby with secured entry
Located just steps from **public transit, parks, shopping, restaurants, and highly rated schools**, this apartment in Cornerstone Calgary offers unmatched walkability and community access. You're also minutes from major thoroughfares like Stoney Trail and Country Hills Blvd for a seamless commute. Whether you're looking for a **low-maintenance lifestyle**, a **first home**, or an **income-generating investment**, this is an opportunity not to be missed.