



**GRASSROOTS**  
REALTY GROUP

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**2217, 76 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2237958**



**\$300,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Step into stylish, modern living with this spacious 2-bedroom, 2-bathroom condo in a well-managed building known for its low condo fees and impressive amenities. The bright, open-concept layout is enhanced by large west-facing patio. The layout is perfect for entertaining or relaxing at home. Both bedrooms are generously sized, offering privacy and flexibility, while the two full bathrooms feature a contemporary design. This unit also includes secure underground parking and ensuite laundry. Residents enjoy access to a full suite of amenities, including a fitness centre, yoga studio, spin room and luxurious pet spa. Whether you're a first-time buyer, downsizer, or investor, this condo offers an unbeatable blend of modern design, practical features, and a vibrant location. Book your showing today and experience it for yourself!