



**GRASSROOTS**  
REALTY GROUP

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**1220, 76 Cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2240086**



**\$199,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	345 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 212
<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>	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to Legends of Cornerstone. A modern condo community designed for convenience, connection, and comfort. This well-maintained second-floor unit shares only one common wall, offering added privacy and peace. Inside, you're greeted by an open-concept layout that makes the most of the space. The kitchen offers ample storage, a central island with a breakfast bar, and a functional flow into the living area, perfect for everyday living or casual entertaining. You'll also appreciate the convenience of in-suite laundry and smart use of space throughout. Whether you're looking to downsize, step into homeownership, find a lock-and-leave lifestyle, or add a low-maintenance property to your investment portfolio, this is a fantastic opportunity. Though the unit itself is compact, the amenities are anything but. Enjoy access to a full range of features including a community garden, fitness centre, spin and yoga studios, bike workshop, pet spa, theatre room, owner's lounge, event space with kitchen, kids' play area, and inviting outdoor spaces. The home also includes a titled surface parking stall and titled storage locker in the secure underground parkade. Situated close to shopping, green spaces, and walking paths, this condo blends lifestyle and location. All at an affordable price. If you've been looking for a stylish, low-maintenance condo with standout amenities, this could be the perfect fit.