



**GRASSROOTS**  
REALTY GROUP

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**1404, 76 cornerstone Passage NE  
Calgary, Alberta**

**MLS # A2251390**



**\$269,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	671 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island		

**Inclusions:** NONE

Welcome to the beautiful TOP FLOOR UNIT \*\*\* TWO BEDROOM TWO FULL BATHROOM\*\*\* condo in Legends of Cornerstone. Built in 2021, a spotless TOP FLOOR apartment, ENJOY VIEW FROM THE BALCONY, includes Titled underground parking and storage space Featuring 9&rsquo; ceilings, oversized windows and laminate flooring throughout. This Unit boasts two bedrooms, two bathrooms, a living area, and the added benefits of TITLED parking and storage space. Upon entry, you are welcomed with an open space which leads to a bright Kitchen with cabinets up to the ceiling and quartz countertops. The living area opens to a spacious Balcony. The spacious bedroom has a walk-in closet leading to the 4-piece bathroom. The amenities include a fully equipped gym, yoga studio, Pet spa, spinning room, and exercise equipment. In addition, there is a community room with a kitchen and a Theater for you to host larger gatherings and to entertain family and friends. Schedule for your viewing & showing today!