



GRASSROOTS
REALTY GROUP

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**1321, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2254975



\$236,800

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	530 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Oversized, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 309
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This one-bedroom condo with a dedicated office space is in pristine condition and shows like new—perfect for first-time buyers, downsizers, or investors looking for a turnkey opportunity. Located on the 3rd floor, this bright and thoughtfully designed unit offers a functional layout with stylish finishes throughout. The kitchen is a standout, featuring stainless steel appliances, quartz countertops, and a large island with a built-in table space—ideal for both everyday use and entertaining. The living area opens onto a covered balcony with a gas BBQ hookup, providing a great outdoor space to unwind. The primary bedroom includes a spacious walk-through closet with direct access to the main 4-piece bathroom. Additional highlights include a full laundry room with extra storage, an oversized titled underground parking stall (perfect for an SUV), and a storage cage conveniently located at the parking stall. This well-managed and amenity-rich complex is both pet friendly and AirBnB friendly, offering fantastic features such as a fully equipped gym, yoga studio, spin room, dog wash, and a community garden. Located close to the airport and surrounded by a growing number of shops, restaurants, and everyday conveniences, this home checks all the boxes for comfort, convenience, and lifestyle. Furniture can be included, making this the perfect fully furnished, turn-key AirBnB or move-in-ready home.