



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

**MLS # A2289352**



**\$229,900**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	530 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, 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	<b>Condo Fee:</b>	\$ 331
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Some Furniture could be Included/Negotiated

Immaculate, modern, and completely move-in ready, this one-bedroom plus dedicated office condo presents a rare opportunity for homeowners and investors alike. Located on the third floor of a well-managed, amenity-rich complex, this bright and beautifully maintained residence offers a thoughtful layout, stylish finishes, and true turnkey potential—including the option to purchase furnished. The kitchen serves as the heart of the home, featuring quartz countertops, stainless steel appliances, and a large island with integrated table seating, perfect for everyday living, casual dining, or entertaining. The open-concept living area is both comfortable and functional, seamlessly connecting to a covered balcony with gas BBQ hookup, extending your living space outdoors. The spacious primary bedroom includes a walk-through closet with direct access to the well-appointed 4-piece bathroom, while the dedicated office provides ideal flexibility for working from home, accommodating guests, or additional storage. A full laundry room adds practicality rarely found in condo living. Additional highlights include an oversized titled underground parking stall, well suited for larger vehicles, along with a conveniently located private storage cage. The pet-friendly and AirBnB-friendly building offers exceptional amenities including a fully equipped fitness centre, yoga studio, spin room, dog wash, and community garden, enhancing both lifestyle appeal and investment potential. Ideally situated near the airport and surrounded by a growing selection of shops, restaurants, and everyday conveniences, this property offers an outstanding blend of comfort, location, and long-term value. Whether you are a first-time buyer, downsizer, or investor seeking a turnkey short-term rental opportunity, this condo is ready to impress.