



**1228, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2291951



\$259,000

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to beautiful Legends in the sought after community of Cornerstone. This 2 bed, 2 full bath unit comes with a spacious living room with large windows allowing the room to fill with natural light. The bedrooms are large, shaped appropriately and the primary bedroom has a massive 4pc ensuite bathroom. The kitchen comes with updated appliances, an ice and water dispensing fridge, built in cabinetry, and a kitchen island perfect for entertaining. This unit has in suite washer and dryer for ultimate convenience. This building is pet friendly with a dog wash station, has 2 elevators, staircase accessible, and the gym and building amenities are located in the same building. This unit has titled parking and the titled storage locker is located in a private locked room, inside the parkade away from the other dusty lockers. This unit is close to public transit, schools, walking paths, shopping, and all the amenities Calgary has to offer. Air BnB friendly building.