



GRASSROOTS
REALTY GROUP

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**1110, 76 Cornerstone Passage NE
Calgary, Alberta**

MLS # A2209023



\$229,000

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	393 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 236
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Bed frame + mattress, side table in bedroom, side table and coffee tables in living room, sofa, grey chair, (2) bar stools.

Whether you're a first-time buyer or savvy investor, this ground-level 1 bedroom, 1 bathroom unit at The Legends of Cornerstone offers unbeatable value and immediate possession. With low monthly condo fees of just \$236.16 — including all utilities except electricity and cable — this unit has already delivered positive cash flow for its current owners. The open-concept layout of functional space, complete with a north-facing balcony that stays cool in summer and includes a gas line for BBQs. The titled above-ground parking stall faces 128th Ave, and additional secure storage is included underground in Building 2000 (Locker #1110, through the "Legends #7" door). Residents enjoy access to premium amenities such as a pet spa, fitness centre with yoga and spin studios, a theater room, kids and adult play areas, and a beautifully maintained community garden. Ample visitor parking adds convenience for guests or future tenants, making this home both a lifestyle upgrade and a solid long-term investment opportunity in one of NE Calgary's most desirable and growing communities.