

# \$243,800 - 1123, 76 Cornerstone Passage Ne, Calgary

MLS® #A2217245

**\$243,800**

1 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

RARE AIRBNB FRIENDLY CONDO - 2 TITLED PARKING STALLS (SURFACE AND UNDERGROUND -- rent out or even sell a parking unit if needed) GROUND FLOOR UNIT - LOW CONDO FEES - 1 BEDROOM + 1 DEN CONDO IN CORNERSTONE - 500+ SQ FT WITH 9 FT CEILINGS AND LUXURIOUS FINISHING INCLUDING QUARTZ COUNTERTOPS & STAINLESS STEEL APPLIANCES IN THE KITCHEN - TITLED STORAGE - SIMPLE AND FUNCTIONAL FLOORPLAN - Exclusive Amenities include: FITNESS/YOGA CENTRE, PET SPA, ENTERTAINMENT/MEDIA ROOM, KIDS PLAY ROOM, COURTYARD WITH GARDEN AREA - AMAZING LOCATION easy access to PUBLIC TRANSIT, SCHOOLS, SHOPPING, 60 ST NE, 128 AVE NE & STONEY TRAIL NE - Additionally, it is a short drive to Calgary International Airport and CrossIron Mills Mall! \*\*\*\*\* POTENTIAL FOR INCOME GENERATION WITH PROFESSIONAL AIRBNB MANAGEMENT & MARKETING \*\*\*\*\*

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217245  |
| Price     | \$243,800 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 532               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1123, 76 Cornerstone Passage Ne |
| Subdivision | Cornerstone.                    |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0Y5                         |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Stall, Underground                           |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked               |
| Heating           | Baseboard                                                                                        |
| Cooling           | None                                                                                             |
| # of Stories      | 4                                                                                                |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | M-1           |

|                |     |
|----------------|-----|
| HOA Fees       | 52  |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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