

**1325, 76 Cornerstone Passage NE**  
**Calgary, Alberta**

**MLS # A2232402**



**\$250,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	532 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

This 1 bed + den Air BNB and pet friendly condo, located in the NE community of cornerstone is the perfect unit for first time buyers or investors. This unit has everything you need &mdash; an office or craft space with built-in desks, in-suite laundry, high end finishings, stainless steel appliances, underground heated titled parking with storage, quartz countertops, large island including a built-in kitchen table, ample storage, good sized deck, walk-through closet and 4 piece bathroom and much more. The amenities included in this complex are particularly impressive. You will find a fully equipped gym, dog wash, yoga room, community garden, community/party room. The location can't be beat with close proximity to shops, schools, restaurants and YYC International Airport. This condo has been professionally cleaned and meticulously maintained and ready for the next owner. Book your showing today!