

2311, 76 Cornerstone Passage NE  
Calgary, Alberta

MLS # A2277546



**\$262,000**

<b>Division:</b>	Cornerstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Other	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Inclusions:</b>	NONE		

Welcome to this beautifully designed 2021-BUILT condo offering 2 BEDROOMS, 2 FULL BATHROOMS, and HEATED UNDERGROUND PARKING—AN ESSENTIAL FEATURE FOR COMFORTABLE WINTERS—along with a WEST-FACING BALCONY WITH UNOBSTRUCTED VIEWS. This modern home features a bright OPEN-CONCEPT LAYOUT with a SPACIOUS LIVING ROOM, perfect for both everyday living and entertaining. The stylish kitchen is equipped with STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, CEILING-HEIGHT CABINETRY, and an EXTENDED KITCHEN ISLAND, providing ample storage and workspace. UPGRADED LIGHT FIXTURES THROUGHOUT add a contemporary touch and elevate the overall ambiance of the unit. The PRIMARY BEDROOM includes a 4-PIECE ENSUITE, while the SECOND BEDROOM is generously sized and conveniently located next to another FULL BATHROOM, making this layout ideal for families, guests, or roommates. Enjoy the convenience of IN-UNIT LAUNDRY and the comfort of a thoughtfully designed floor plan. Step out onto the WEST-FACING BALCONY to relax and take in beautiful SUNSET VIEWS. Residents of this WELL-MANAGED COMPLEX enjoy an exceptional array of amenities, including a PARTY HALL, THEATRE ROOM, KIDS' PLAYROOM WITH PLAYSTATION, FITNESS CENTRE, YOGA ROOM, and PET SPA—offering something for everyone, from kids to adults and retirees. Ideally located with QUICK ACCESS TO STONEY TRAIL (2 MINUTES) and DEERFOOT TRAIL (5 MINUTES), and within WALKING DISTANCE TO PARKS AND A SHOPPING PLAZA. This home combines STYLE, COMFORT, AND CONVENIENCE. DON'T MISS THIS OPPORTUNITY—BOOK YOUR SHOWING TODAY!