

# \$325,000 - 1101, 76 Cornerstone Passage Ne, Calgary

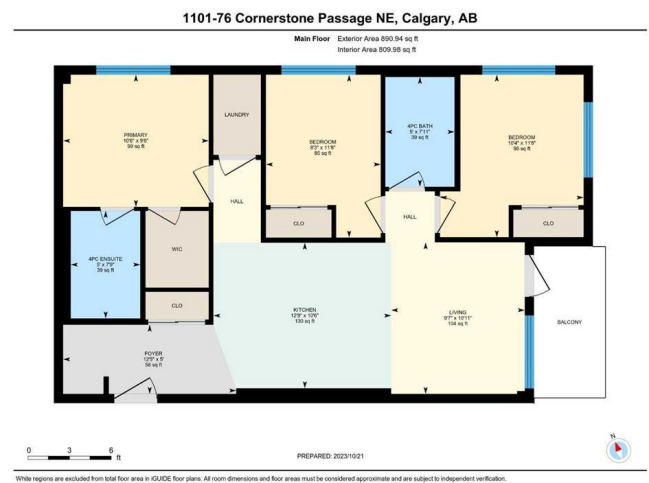
MLS® #A2089214

**\$325,000**

3 Bedroom, 2.00 Bathroom, 810 sqft  
Residential on 0.00 Acres

Cornerstone, Calgary, Alberta

OPEN HOUSE CANCELED Rarely available: 3-bedroom, corner unit with 2 parking stalls and a private west facing patio! At nearly 810 SqFt of functional living space #1101 is the largest suite in available in the Legends of Cornerstone. Boasting 9'™ ceilings, over-size windows and an abundance of natural light. The contemporary, central kitchen is beautifully appointed with sleek quartz counters, stainless appliance package, pendant lighting, breakfast bar and full height cabinets providing a ton of storage space while the living room easily accommodates your furnishings and the private, westerly exposed patio offers an ideal street-side outlook and becomes an extension of your living in the warming months. The Queen-sized primary bedroom is perfectly equipped with walk-in closet and 4-piece ensuite while the well-proportioned 2nd and 3rd bedrooms provide space for a growing family, home office and/or guests. Work from home? Not a problem here as a smart office nook is tucked away from the main living space. 2 Titled parking stalls (one underground, one surface level) and titled storage included. Discover The Legends of Cornerstone, a remarkable condominium complex comprised of two 4-storey buildings in a convenient Northeast location. Crafted by Truman Homes and finished in 2021, this residence offers a luxurious lifestyle with an extensive array of world-class amenities. From a fully equipped fitness center with yoga and



spin studios to the tranquil library, owners' lounge, kids' room, state-of-the-art theatre, community garden, inviting picnic areas, and even a pampering pet spa.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2089214    |
| Price          | \$325,000   |
| Sold Price     | \$332,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 810         |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 1101, 76 Cornerstone Passage Ne |
| Subdivision | Cornerstone                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N1G9                          |

**Amenities**

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Visitor Parking |
| Parking Spaces | 2                                                                                                                                           |
| Parking        | Off Street, Parkade, Stall, Underground                                                                                                     |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|-----------------------------------------------------------------|

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
|              | Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                   |
| Heating      | Baseboard                                                                                    |
| Cooling      | None                                                                                         |
| # of Stories | 4                                                                                            |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2023 |
| Date Sold      | November 7th, 2023 |
| Days on Market | 13                 |
| Zoning         | M-1                |
| HOA Fees       | 52.50              |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 BAMBER REALTY LTD. |
|----------------|-------------------------------|

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