

# **\$374,998 - 2301, 76 Cornerstone Passage Ne, Calgary**

MLS® #A2147400

**\$374,998**

3 Bedroom, 2.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Cornerstone, Calgary, Alberta

Welcome to #2301, 76 Cornerstone Passage NE, Calgary, where modern living meets convenience. This 3-bedroom, 2-bathroom apartment is situated in the vibrant community of Cornerstone, offering a lifestyle rich in amenities and activities.

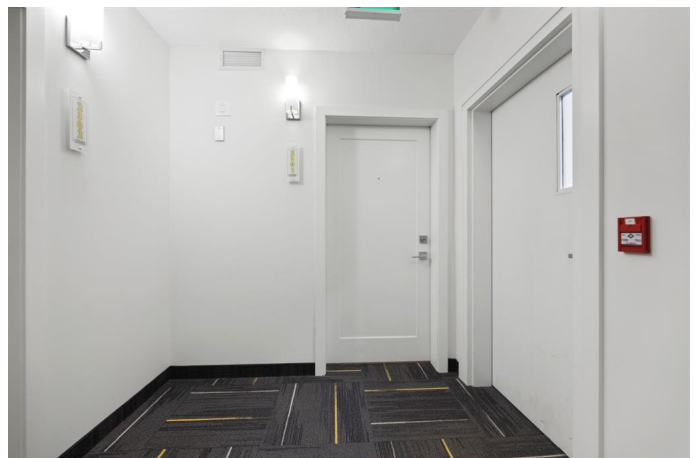
The amenities in this complex are remarkable including an on-site fitness center, perfect for maintaining an active lifestyle, a pet spa, a chill lounge, a kids room, a theatre room, a community garden, a lounge space and so much more to ensure all residents are well taken care of.

Inside, the apartment boasts a contemporary open floor plan, perfect for entertaining and everyday living. The primary bedroom is a serene retreat with its own ensuite, providing a private oasis to unwind. The other two bedrooms are spacious and well-lit, making them ideal for family or guests. Additionally, within the unit there is a built-in desk creating a dedicated office space.

The unit features two titled parking stalls (one underground and one surface) as well as a titled storage unit, ensuring plenty of room for all your needs.

Conveniently located close to all amenities, including shops, restaurants, and public transportation.

Experience the best of Cornerstone living today!



Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2147400    |
| Price          | \$374,998   |
| Sold Price     | \$358,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 813         |
| Acres          | 0.00        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2301, 76 Cornerstone Passage Ne |
| Subdivision | Cornerstone                     |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0Y5                         |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Elevator(s)                |
| Parking Spaces | 2                          |
| Parking        | Stall, Titled, Underground |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer         |
| Heating           | Baseboard, Electric                                                                 |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |
| Basement          | None                                                                                |

**Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | July 17th, 2024   |
| Date Sold      | August 19th, 2024 |
| Days on Market | 33                |
| Zoning         | M-1               |
| HOA Fees       | 52.50             |
| HOA Fees Freq. | ANN               |

**Listing Details**

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

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