

# \$215,000 - 1322, 76 Cornerstone Passage Ne, Calgary

MLS® #A2168397

**\$215,000**

1 Bedroom, 1.00 Bathroom, 341 sqft

Residential on 0.00 Acres

Cornerstone, Calgary, Alberta

Here's your chance to step into a smart investment with this cute and cozy unit, offering a fantastic opportunity for first-time investors. Located in a building that permits short-term rentals like Airbnb, this unit shows like brand new and has serious income potential. Whether you're looking for a money-making investment or a secondary home for executives who spend just a few days in the city, this unit fits the bill. The building is packed with amenities designed to attract both renters and buyers alike, including a Fitness Centre, Yoga and Spin Rooms, Dog Spa, Theatre Room, Kids Playroom, Party and Event Room, Community Garden, BBQ area, Gaming Room, and it's PET FRIENDLY (pending board approval). Inside, the unit boasts nearly brand-new stainless steel kitchen appliances, plus a brand-new washer and dryer. The convenience doesn't stop there—this unit also includes a titled outdoor parking stall, large enough for oversized vehicles, and a titled storage locker. Available for immediate possession, this unit is not only a solid investment but also a move-in-ready home. Don't miss out on this prime opportunity—whether for rental income or as a personal city retreat!

Built in 2021

## Essential Information



MLS® #	A2168397
Price	\$215,000
Sold Price	\$215,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	341
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	1322, 76 Cornerstone Passage Ne
Subdivision	Cornerstone
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0Y5

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Storage, Visitor Parking, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Wood Frame

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 3rd, 2024
Days on Market	6
Zoning	M-1
HOA Fees	52.50
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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