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1123, 76 Cornerstone Passage NE
Calgary, Alberta

MLS # A2217245



\$243,800

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|------------------|------------------------------------|---------------|------------------|
| Division: | Cornerstone | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 532 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 306 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

RARE AIRBNB FRIENDLY CONDO - 2 TITLED PARKING STALLS (SURFACE AND UNDERGROUND -- rent out or even sell a parking unit if needed) GROUND FLOOR UNIT - LOW CONDO FEES - 1 BEDROOM + 1 DEN CONDO IN CORNERSTONE - 500+ SQ FT WITH 9 FT CEILINGS AND LUXURIOUS FINISHING INCLUDING QUARTZ COUNTERTOPS & STAINLESS STEEL APPLIANCES IN THE KITCHEN - TITLED STORAGE - SIMPLE AND FUNCTIONAL FLOORPLAN - Exclusive Amenities include: FITNESS/YOGA CENTRE, PET SPA, ENTERTAINMENT/MEDIA ROOM, KIDS PLAY ROOM, COURTYARD WITH GARDEN AREA - AMAZING LOCATION easy access to PUBLIC TRANSIT, SCHOOLS, SHOPPING, 60 ST NE, 128 AVE NE & STONEY TRAIL NE - Additionally, it is a short drive to Calgary International Airport and CrossIron Mills Mall! ***** POTENTIAL FOR INCOME GENERATION WITH PROFESSIONAL AIRBNB MANAGEMENT & MARKETING *****