

# \$305,000 - 2323, 76 Cornerstone Passage Ne, Calgary

MLS® #A2203941

**\$305,000**

2 Bedroom, 2.00 Bathroom, 657 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to this stylish and spacious 2-bedroom, 2-bathroom condo, offering both modern living and excellent investment potential with the option for **SHORT-TERM RENTALS**. Located in a well-maintained building with low condo fees, this property features a bright, open-concept living space with large west-facing windows that flood the home with natural light and provide stunning sunset views from the private balcony. The contemporary design creates an inviting atmosphere, perfect for relaxing or entertaining guests.

The sleek kitchen is equipped with modern appliances and ample counter space, flowing seamlessly into the living and dining area. Both bedrooms are generously sized, offering comfort and privacy, while the two full bathrooms are stylish and functional. Additional features of the unit include a secure underground parking spot, a convenient storage locker, and the advantage of low condo fees, making this home as practical as it is beautiful.

The building offers a range of exceptional amenities, including a fully equipped gym, a yoga studio, theatre and a spinning room, ensuring you have everything you need to stay active. For pet owners, the on-site pet spa is an added luxury, while the community room with a kitchen and theatre provides a great space for socializing or hosting events.



Whether you're looking for a stylish home, an investment opportunity, or a mix of both, this condo offers an ideal combination of modern living, luxury amenities, and a prime location. Schedule a viewing today to see all that this incredible property has to offer!

Built in 2020

### Essential Information

MLS® #	A2203941
Price	\$305,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	657
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2323, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0Y5

### Amenities

Amenities	Elevator(s), Fitness Center, Park, Party Room, Picnic Area, Playground, Secured Parking, Trash, Visitor Parking, Guest Suite, Recreation Facilities
Parking Spaces	1
Parking	Enclosed, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Underground

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Roof	Flat
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 19th, 2025
Days on Market	63
Zoning	M-1
HOA Fees	53
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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