

# \$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 | 56               |
| Zoning         | M-1              |
| HOA Fees       | 53               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.