

# \$229,000 - 1110, 76 Cornerstone Passage Ne, Calgary

MLS® #A2209023

**\$229,000**

1 Bedroom, 1.00 Bathroom, 393 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Whether you're a first-time buyer or savvy investor, this ground-level 1 bedroom, 1 bathroom unit at The Legends of Cornerstone offers unbeatable value and immediate possession. With low monthly condo fees of just \$236.16 â€” including all utilities except electricity and cable â€” this unit has already delivered positive cash flow for its current owners. The open-concept layout of functional space, complete with a north-facing balcony that stays cool in summer and includes a gas line for BBQs. The titled above-ground parking stall faces 128th Ave, and additional secure storage is included underground in Building 2000 (Locker #1110, through the â€œLegends #7â€• door). Residents enjoy access to premium amenities such as a pet spa, fitness centre with yoga and spin studios, a theater room, kids and adult play areas, and a beautifully maintained community garden. Ample visitor parking adds convenience for guests or future tenants, making this home both a lifestyle upgrade and a solid long-term investment opportunity in one of NE Calgaryâ€™s most desirable and growing communities.

Built in 2019

## Essential Information

MLS® # A2209023

Price \$229,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	393
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1110, 76 Cornerstone Passage Ne
Subdivision	Cornerstone.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0Y5

### Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	BBQ gas line, Covered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 8th, 2025  
Days on Market        22  
Zoning                      M-1  
HOA Fees                  53  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.