

# \$273,900 - 2219, 76 Cornerstone Passage, Calgary

MLS® #A2237240

**\$273,900**

2 Bedroom, 2.00 Bathroom, 703 sqft

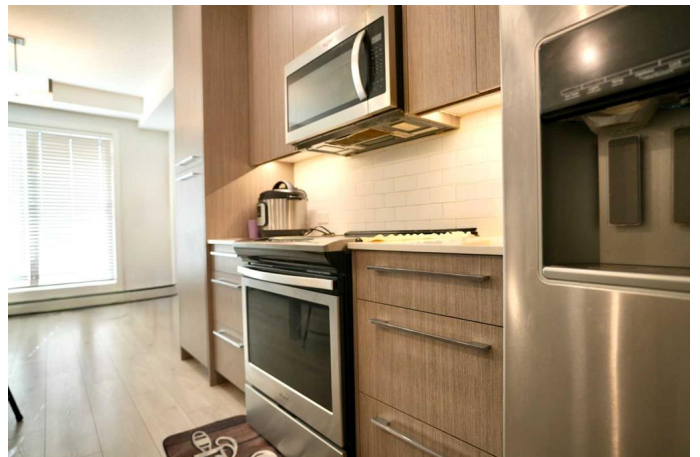
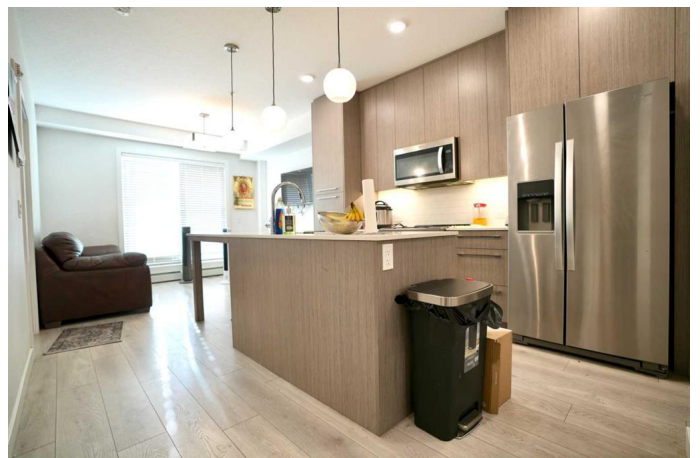
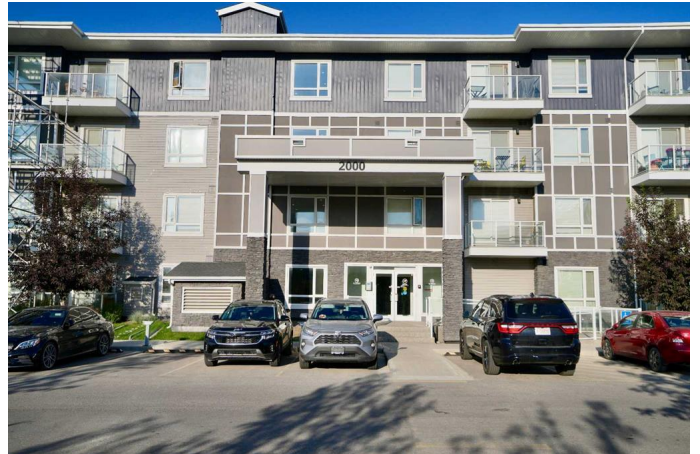
Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Welcome to \*\*76 Cornerstone Passage NE\*\* â€” a modern and move-in ready \*\*2 bedroom, 2 bathroom apartment condo\*\* located in the dynamic and growing community of Cornerstone in Calgaryâ€™s northeast. This stylish and functional \*\*702 square foot home\*\* is situated on the \*\*second floor\*\* of a well-maintained, pet-friendly building and offers a thoughtful layout, quality upgrades, and access to an exceptional array of amenities. Whether you're a first-time buyer, a small family, or a savvy investor seeking positive cash flow, this home checks every box.

Step inside and be greeted by a \*\*bright and open-concept living space\*\* featuring \*\*luxury vinyl plank flooring\*\*, upgraded \*\*flat-panel wood grain cabinetry\*\*, and a \*\*central quartz kitchen island\*\* that doubles as both a prep station and a breakfast bar. The modern kitchen is equipped with \*\*stainless steel appliances\*\*, including a \*\*side-by-side Whirlpool refrigerator with built-in ice and water dispenser\*\*, a built-in microwave, and a sleek electric range. Under-cabinet lighting, full-height cabinetry, and subway tile backsplash add extra flair and function.

The \*\*primary bedroom\*\* offers mirrored closets and a \*\*full ensuite bath\*\*, while the \*\*second bedroom\*\* is located on the opposite side of the unit â€” perfect for privacy or roommate potential. A \*\*flexible den space\*\*



near the front entry is ideal for a home office, study area, or creative nook.

Enjoy the **in-suite laundry** with full-size front-loading Whirlpool washer and dryer, a **4-piece main bath** with modern vanity, and a spacious **balcony** equipped with a BBQ gas line – ideal for summer grilling or morning coffee.

This **pet-friendly condo** includes **titled underground parking**, a **separate storage locker**, and full access to a range of building amenities:

- \* Two elevators for convenience
- \* A fully equipped **fitness centre**
- \* A beautiful **party room** for entertaining
- \* A private **residents-only park space**
- \* A professionally maintained lobby with secured entry

Located just steps from **public transit, parks, shopping, restaurants, and highly rated schools**, this apartment in Cornerstone Calgary offers unmatched walkability and community access. You’re also minutes from major thoroughfares like Stoney Trail and Country Hills Blvd for a seamless commute.

Whether you're looking for a **low-maintenance lifestyle**, a **first home**, or an **income-generating investment**, this is an opportunity not to be missed.

Built in 2021

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2237240  |
| Price     | \$273,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 703               |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2219, 76 Cornerstone Passage |
| Subdivision | Cornerstone.                 |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3N0Y6                       |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Garbage Chute, Other, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                   |
| Parking        | Off Street, Parkade, Stall, Underground             |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters, Storage                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 36              |
| Zoning         | M-1             |
| HOA Fees       | 53              |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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