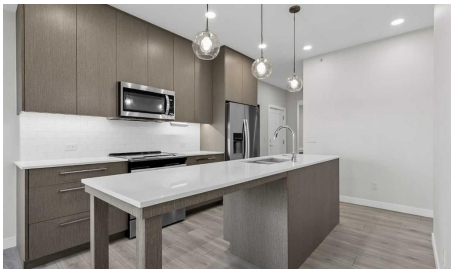
1401 76 Cornerstone Passage NE

Calgary | Active | MLS® A2358068

$325,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2019**	**824.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A RARE FIND! THREE BEDROOMS, TWO BATHROOMS AND THREE TITLED PARKING STALLS! This exceptional top-floor corner unit offers a hard-to-find combination of features. Enjoy a spacious, thoughtfully designed layout featuring 9-foot ceilings, three bedrooms, two full bathrooms, a generous living area and stunning, unobstructed downtown city and mountain views. The corner location offers added privacy and an abundance of natural light. Inside, you'll appreciate the upgraded finishes, including quartz countertops, luxury vinyl plank flooring and soft-close cabinetry. Additional conveniences include in-suite laundry and a large balcony where you can take in the views while enjoying the natural gas BBQ hookup, perfect for outdoor entertaining. The parking package is truly exceptional, featuring TWO titled surface stalls AND ONE titled heated underground stall, plus dedicated storage conveniently located directly in front of the underground stall.
But the features don't stop at the unit! This well-managed, pet-friendly building offers an impressive collection of amenities, including a fully equipped fitness centre, dedicated spin and movement studios, a beautifully appointed owners' lounge with entertainment and billiards, gourmet entertainment kitchen, movie theatre, library, landscaped courtyards with BBQ connections, community gardens, children's playroom, teen lounge, bicycle storage and workshop, and even a pet spa with washing and grooming station. Secure building access and visitor parking add further convenience. Ideally located close to shopping, everyday amenities, sidewalks and walking and biking paths. An added bonus: the building permits short-term rentals, offering flexibility for owners and investors alike. With its rare combination of space, views, parking and outstanding amenities, this is a property you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358068
Bedrooms	3
Bathrooms	2
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	824.93 sq. ft.
Main Level Finished Area:	824.93 sq. ft.
Condo Fee:	$514.09
Condo Fee Includes:	Amenities of HOA/Condo, Gas, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	5
Year built:	2019 (Age: 7)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1812137
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$50.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Cornerstone (Calgary)
Amenities:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Party Room, Recreation Facilities, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	gas line BBQ, patio table set, cabinet in kitchen
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'11" × 10'5" ·
Main Floor	Bedroom · 11'10" × 8'9" ·
Main Floor	Kitchen · 12'9" × 11'1" ·
Main Floor	Living Room · 11'1" × 9'11" ·
Main Floor	Bedroom - Primary · 10'6" × 9'7" ·

Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1401-76-cornerstone-passage-ne-calgary-a2358068/

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