

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

MLS® #A2237240

**\$273,900**

2 Bedroom, 2.00 Bathroom, 703 sqft

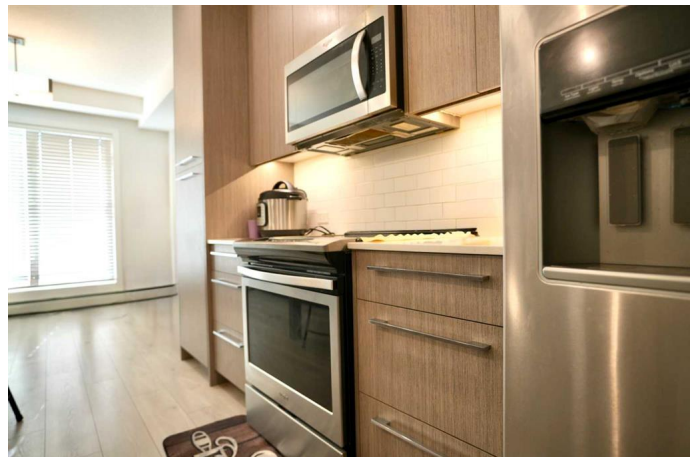
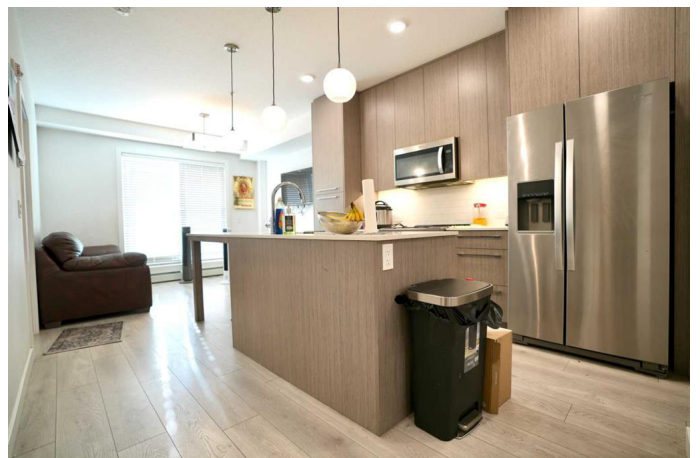
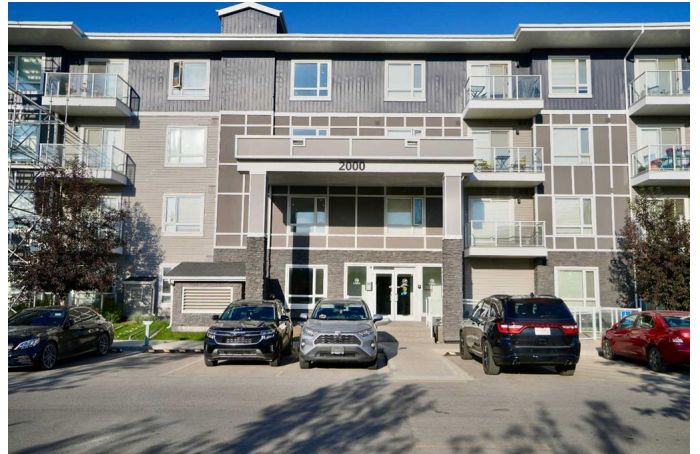
Residential on 0.00 Acres

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 | 40              |
| Zoning         | M-1             |
| HOA Fees       | 53              |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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.