



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2424, 76 Cornerstone Passage NE  
Calgary, Alberta

MLS # A2315810



**\$319,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Cornerstone                        |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 691 sq.ft.                         | Age:   | 2021 (5 yrs old) |
| Beds:     | 3                                  | Baths: | 1                |
| Garage:   | Off Street, Underground            |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                  |            |        |
|-------------|--------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                       | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl, Vinyl Plank                                                                 | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                  | Condo Fee: | \$ 427 |
| Basement:   | -                                                                                                | LLD:       | -      |
| Exterior:   | Aluminum Siding , Brick, Concrete, Wood Frame                                                    | Zoning:    | M-1    |
| Foundation: | -                                                                                                | Utilities: | -      |
| Features:   | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, No Smoking Home, Vinyl Windows |            |        |

Inclusions: N/A

Welcome to Top-Floor Living in the Vibrant Community of Cornerstone Discover this bright and beautifully positioned corner unit offering 680 sq ft of thoughtfully designed living space. Located on the top floor, this 3-bedroom, 1.5 bathroom home offers enhanced privacy, quiet surroundings, and abundant natural light throughout the day. The open-concept layout seamlessly connects the kitchen, dining, and living areas—creating a functional space ideal for both everyday living and entertaining. Large windows on multiple sides elevate the home’s airy feel, a key advantage of its desirable corner positioning. The kitchen is well-appointed with modern finishes and ample cabinetry, flowing effortlessly into the main living area. The primary bedroom features a private ensuite, while two additional bedrooms offer flexibility for family, guests, or a home office setup. A second full bathroom adds everyday convenience. Perfectly situated in Cornerstone, one of Calgary’s fastest-growing communities, this home offers close proximity to parks, walking paths, and shopping, as well as easy access to major routes. Whether you’re a first-time buyer, an investor, or a downsizer, this top-floor corner unit delivers exceptional value, functionality, and a lifestyle. Don’t miss your opportunity, book your private showing today.