



GRASSROOTS
REALTY GROUP

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2403, 76 Cornerstone Passage NE
Calgary, Alberta

MLS # A2331543



\$299,000

Division:	Cornerstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	683 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to this TOP-FLOOR 3-BEDROOM condo in the growing community of Cornerstone, offering a rare combination of functionality, affordability, and flexibility. Whether you're a FIRST-TIME BUYER, INVESTOR, or looking for extra space without stretching your budget, this home checks all the boxes. Inside, you'll find a bright and efficient layout with 3 BEDROOMS, 1.5 BATHROOMS, IN-SUITE LAUNDRY, and a WEST-FACING exposure that fills the home with natural light throughout the afternoon and evening. The thoughtfully designed floor plan offers the flexibility to use the additional bedrooms for family, guests, a home office, or a roommate setup. What truly sets this home apart is the value it offers with 2 TITLED PARKING STALLS, STORAGE, and IMMEDIATE POSSESSION available. Located close to parks, shopping, schools, major roadways, and everyday amenities, this is an excellent opportunity to own a practical home in one of Calgary's fastest-growing communities. Don't miss your chance to own a 3-BEDROOM condo at an affordable price point.