

# \$199,000 - 1110, 76 Cornerstone Passage Ne, Calgary

MLS® #A2222517

**\$199,000**

1 Bedroom, 1.00 Bathroom, 393 sqft

Residential on 0.00 Acres

Cornerstone., Calgary, Alberta

Whether you're a first-time buyer or savvy investor, this ground-level 1 bedroom, 1 bathroom unit at The Legends of Cornerstone offers unbeatable value and immediate possession. With low monthly condo fees of just \$236.16 â€” including all utilities except electricity and cable â€” this unit has already delivered positive cash flow for its current owners. The open-concept layout of functional space, complete with a north-facing balcony that stays cool in summer and includes a gas line for BBQs. The titled above-ground parking stall faces 128th Ave, and additional secure storage is included underground in Building 2000 (Locker #1110, through the â€œLegends #7â€• door). Residents enjoy access to premium amenities such as a pet spa, fitness centre with yoga and spin studios, a theater room, kids and adult play areas, and a beautifully maintained community garden. Ample visitor parking adds convenience for guests or future tenants, making this home both a lifestyle upgrade and a solid long-term investment opportunity in one of NE Calgaryâ€™s most desirable and growing communities.

Built in 2019

## Essential Information

MLS® # A2222517

Price \$199,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 393               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1110, 76 Cornerstone Passage Ne |
| Subdivision | Cornerstone.                    |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3N 0Y5                         |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Visitor Parking, Community Gardens, Trash |
| Parking Spaces | 1                                                                                                            |
| Parking        | Stall, Titled                                                                                                |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings    |
| Heating           | Baseboard                                                                                          |
| Cooling           | None                                                                                               |
| # of Stories      | 4                                                                                                  |
| Basement          | None                                                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line, Covered Courtyard |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 21st, 2025  
Days on Market        29  
Zoning                    M-1  
HOA Fees                53  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            The Real Estate District

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