Cornerstone

1220 - 76 Cornerstone Passage NE







Stella Minae Keck 587-580-8543 stella@themckelviegroup.com themckelviegroup.com

1220 - 76 Cornerstone Passage NE

Welcome to Legends of Cornerstone. A modern condo community designed for convenience, connection, and comfort.

This well-maintained second-floor unit shares only one common wall, offering added privacy and peace. Inside, you're greeted by an open-concept layout that makes the most of the space. The kitchen offers ample storage, a central island with a breakfast bar, and a functional flow into the living area, perfect for everyday living or casual entertaining. You'll also appreciate the convenience of in-suite laundry and smart use of space throughout. Whether you're looking to downsize, step into homeownership, find a lock-and-leave lifestyle, or add a low-maintenance property to your investment portfolio, this is a fantastic opportunity.

Though the unit itself is compact, the amenities are anything but. Enjoy access to a full range of features including a community garden, fitness centre, spin and yoga studios, bike workshop, pet spa, theatre room, owner's lounge, event space with kitchen, kids' play area, and inviting outdoor spaces. The home also includes a titled surface parking stall and titled storage locker in the secure underground parkade. Situated close to shopping, green spaces, and walking paths, this condo blends lifestyle and location. All at an affordable price. If you've been looking for a stylish, low-maintenance condo with standout amenities, this could be the perfect fit.

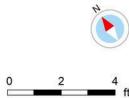


THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA: 344.69 SQ. FT.







ROOM DIMENSIONS

Main Building

MAIN FLOOR

4pc Bath: 8'6" x 8'
Bedroom: 8'8" x 10'8"
Kitchen: 9'8" x 10'7"
Living: 10'4" x 7'1"

Main Building

MAIN FLOOR

Interior Area: 344.69 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 344.69 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 344.69 sq ft

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.







Leal

76 Cornerstone Passage NE # 1220 Calgary, AB T3N0Y5

Residential

Active A2240086



PD: DOM: 0 LP: \$199,000.00 OP: \$199,000.00

City: Class: Apartment Calgary Subdivision: Cornerstone County: Calgary Type: Low Rise (2-4 stories) Ttl Beds: Levels: F/H Bth: Single Level Unit 1/0 Year Built: 2019 RMS SQFT: 344.69 LINC#: 0038113221 LP/SF: \$577.33 Arch Style: Apartment-Single Level Unit Suite: No

Possession: Immediate

Possession: Immediate Lot Dim:

Front Length: Legal Desc: 1812137;264

 Legal Pln:
 1812137 Blk:
 Lot:
 Condo:
 Yes

 Zoning:
 M-1
 Tax Amt/Yr:
 \$1,223.00/2025

Lot Size:

Lot Depth:

SF| SM

M

Title to Lnd: Fee Simple Loc Imp Amt:
Disclosures: No Disclosure Front Exp: W
Restrict: Pet Restrictions or Board approval Required

Recent Change: 07/21/2025 : NEW

Public Remarks: Welcome to Legends of Cornerstone. A modern condo community designed for convenience, connection, and comfort. This well-maintained second-floor unit shares only one common wall, offering added privacy and peace. Inside, you're greeted by an open-concept layout that makes the most of the space. The kitchen offers ample storage, a central island with a breakfast bar, and a functional flow into the living area, perfect for everyday living or casual entertaining. You'll also appreciate the convenience of in-suite laundry and smart use of space throughout. Whether you're looking to downsize, step into homeownership, find a lock-and-leave lifestyle, or add a low-maintenance property to your investment portfolio, this is a fantastic opportunity. Though the unit itself is compact, the amenities are anything but. Enjoy access to a full range of features including a community garden, fitness centre, spin and yoga studios, bike workshop, pet spa, theatre room, owner's lounge, event space with kitchen, kids' play area, and inviting outdoor spaces. The home also includes a titled surface parking stall and titled storage locker in the secure underground parkade. Situated close to shopping, green spaces, and walking paths, this condo blends lifestyle and location. All at an affordable price. If you've been looking for a stylish, low-maintenance condo with standout amenities, this could be the perfect fit.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P			Main:	32.02	Mtr2	344.69	SqFt
Baths:	0	0	0	1	0	0	Bed Abv:	1	Total AG:	32.02	Mtr2	344.69	SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv:	3			Startesando		di- continue

Property Information

Laundry Ft:

Fireplaces:

Cooling:

Flooring:

Fencing:

Balcony:

In Unit

Ceramic Tile, Laminate

None

0

Basement: Heating: Baseboard

Construction: Stone, Vinyl Siding, Wood Frame

Foundation: Stone, Vinyl Siding, Wood Frame

Exterior Feat: Balcony
Roof Type: Asphalt Shingle

Reports: RMS Supplements, Title
Parking: Stall, Titled Total: 1

Features: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

Comm Feature: Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths

HOA: \$50.00/Annually

HOA Include: Common Area Maintenance, Reserve Fund Contributions

Goods Include: N/A

Appliances: Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Other Equip: None Goods Exclude: N/A

Condo Information

Condo Name: Z-name Not Listed Condo Fee: \$211.73/Monthly Post Tension: HOA: Condo Type: Conventional Condo No Yes Mgmt Co/Ph: Karen King & Associates Inc/403.614.6874 Floor #: 2 Prk Plan Type: Titled # Elevators: 2 Legal Desc: 1812137/264 Prk Stall #: **Total Floors:** 1220

 Legal Park:
 1810190/9
 Storage Type:
 Separate from Unit, Titled Common Walls:
 1 Common Wall

 Legal Stor:
 1911680/435
 Locker #:
 1220
 Unit Exposure:
 W

 Legal Stor:
 1911680/435
 Locker #:
 1220
 Unit Exposure:
 W

 # of Units:
 Registrd Size:
 32.9
 Unit Factor:
 24

 Fee Includes:
 Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Interior
 Prk Unit Factor:
 1

Maintenance, Professional Management, Reserve Fund Contributions, Snow

Removal, Trash, Water





Reg Size Incl: Interior Above Grade Floor Location: Other

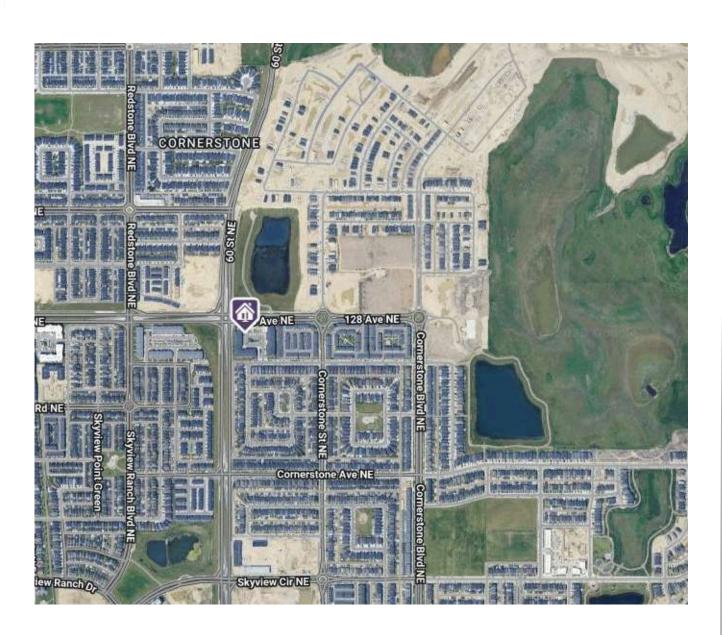
Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Gazebo, Other, Party Room, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking, Workshop Assoc Amen:

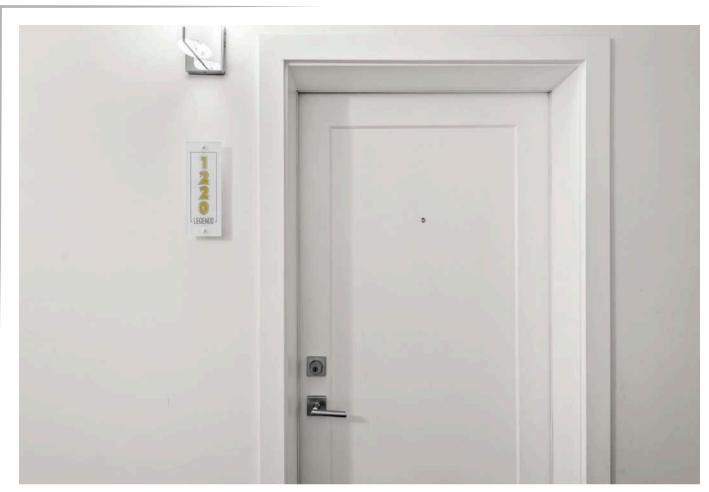
Pets Allowed: Restrictions

Printed Date: 07/21/2025 11:00:13 AM
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

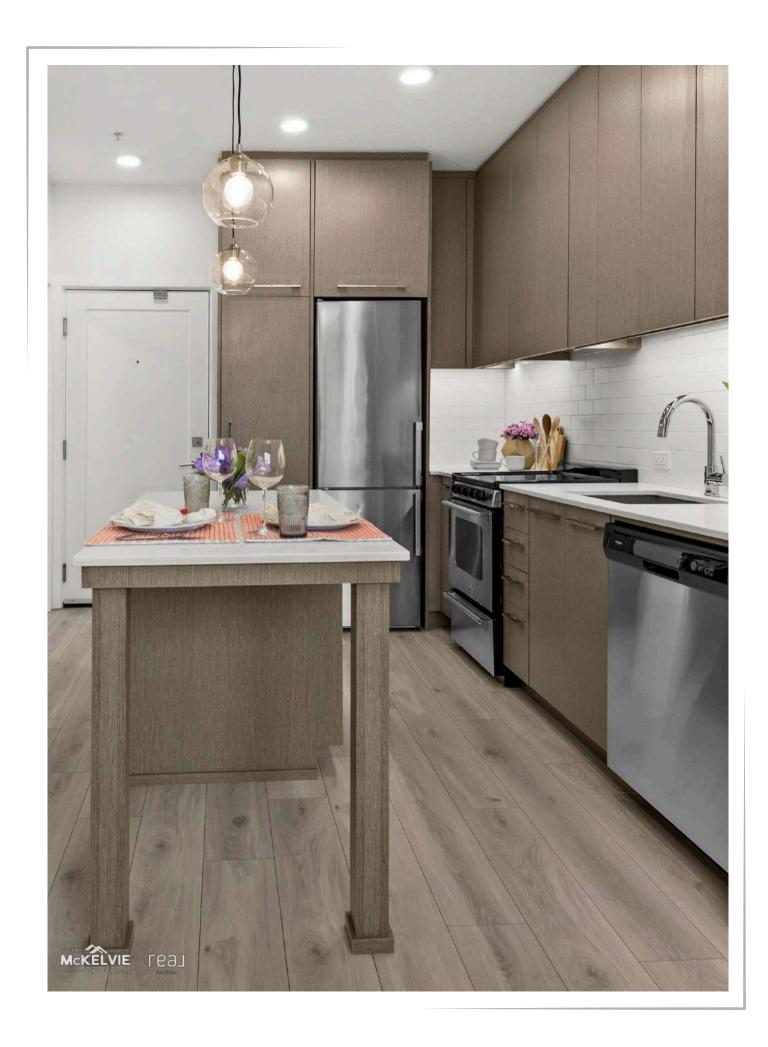
Rooms

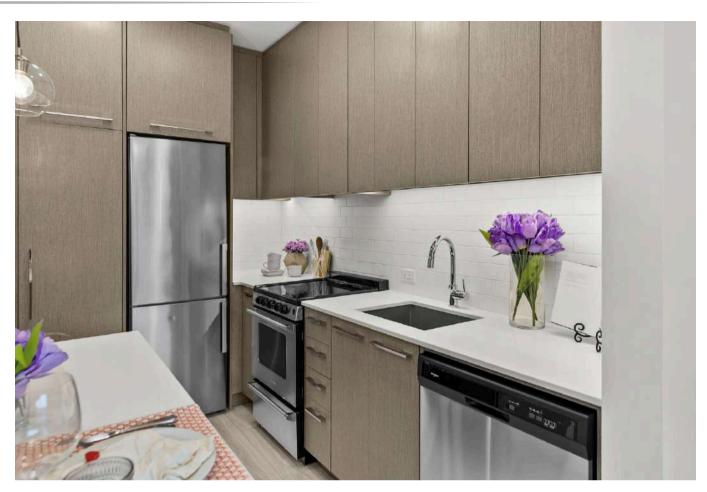
<u>Type</u>	Level	Din	nensions	<u>Type</u>	Level	Dimensions		
4pc Bathroom	Main	8'6" x 8'0"	2.59M x 2.44M	Bedroom	Main	8'8" x 10'8"	2.64M x 3.25M	
Kitchen	Main	9'8" x 10'7"	2.95M x 3.22M	Living Room	Main	10`4" x 7`1"	3.15M x 2.16M	

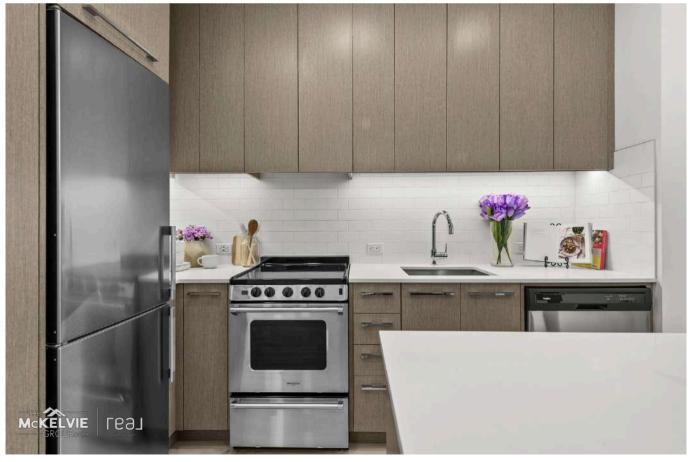


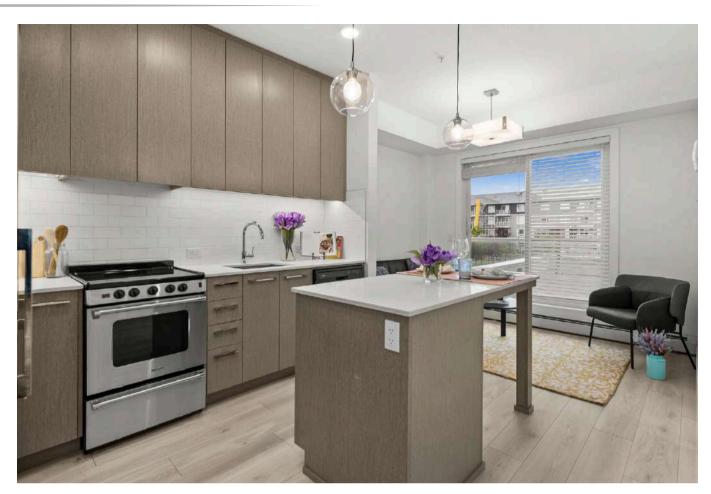








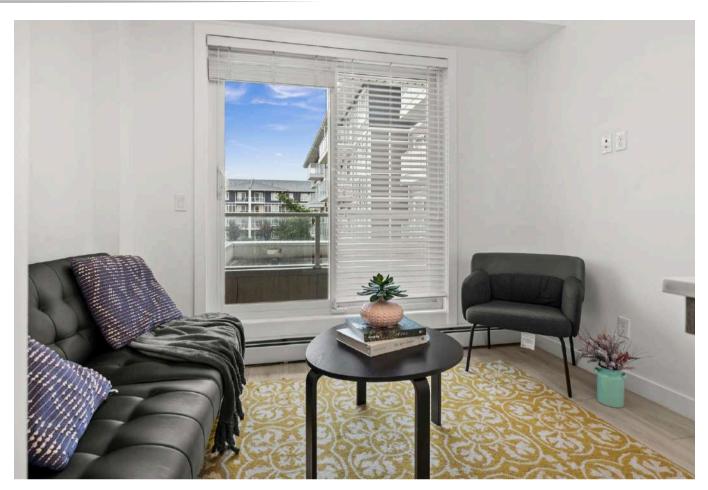




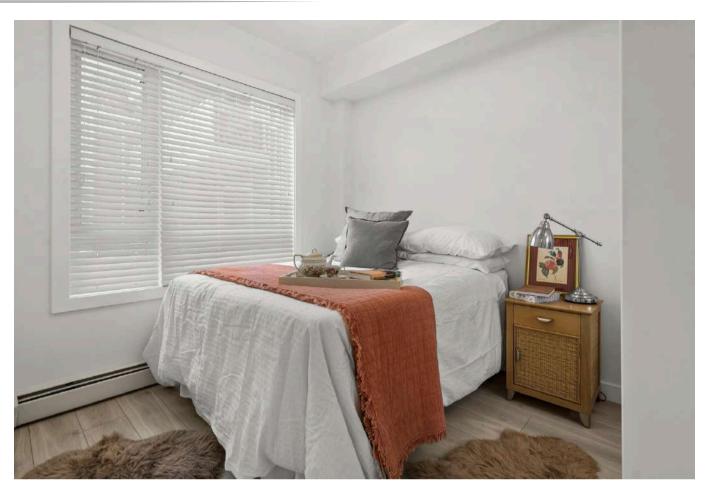




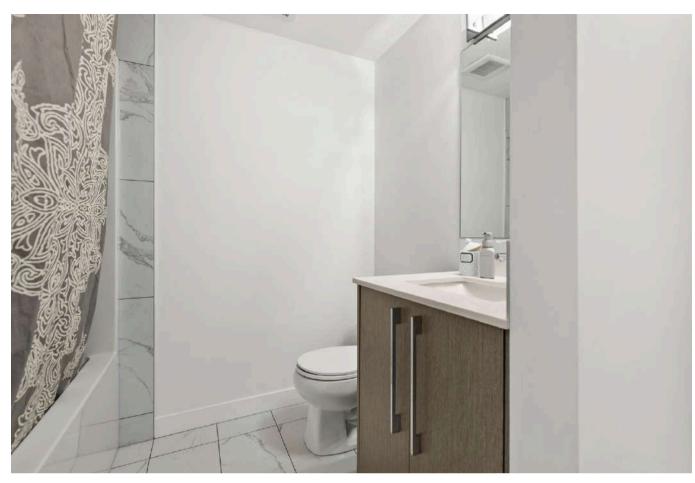




















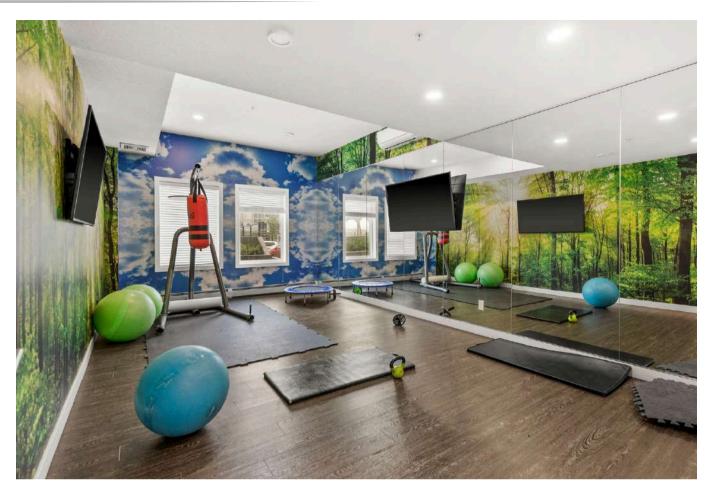
















Providing
Amazing Amenities
not seen anywhere
else in the city.











PET SPA

MOVEMENT STUDIO

SPIN STUDIO









ENTERTAINMENT KITCHEN

GROUNDS & COURTYARD

OWNERS LOUNGE









THEATRE ROOM

WORKSHOP

LIBRARY





COMMUNITY GARDEN



OUTDOOR LIVING



LIFE SIZE CHESS

WELCOME TO

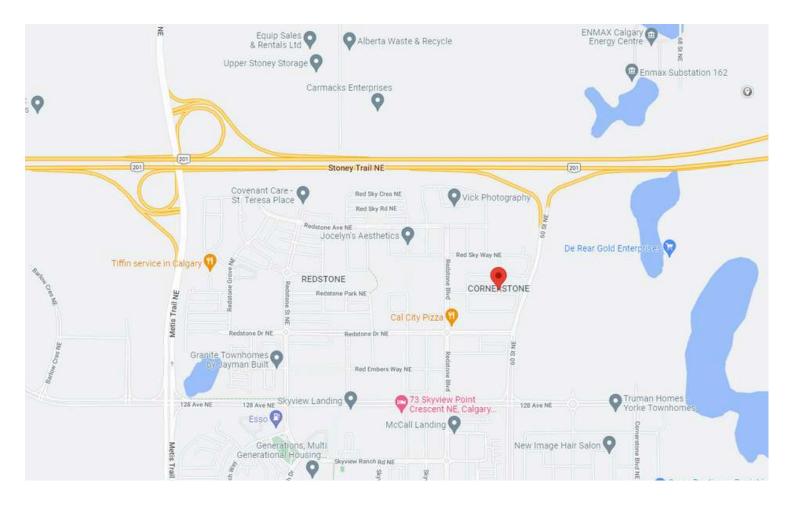
Corneratone





THE COMMUNITY

WELCOME TO CORNERSTONE



Cornerstone is a residential neighbourhood in the northeast quadrant of Calgary, Alberta, Canada. Located near the north edge of the city, it is bounded by the Skyview Ranch and Redstone communities to the west, Stoney Trail NE to the north, Calgary, Cityscape Community to the south, and Cornerstone Close Northeast Road to the east.

The Cornerstone Community is master-planned by Walton Development and Management.





THE COMMUNITY

CORNERSTONE HOMEOWNERS ASSOCIATION

Ada.R@astoriamanagement.ca (403) 948-0337

http://www.liveatcornerstone.ca/

The Cornerstone Homeowners Association (HOA) is mandated to ensure the long-term sustainability of the community of Cornerstone. By contributing to the development of a sense of community and responsibility amongst neighbours towards the physical attributes of the community. The HOA is managed by an elected, volunteer Board of Directors who are responsible for administering decisions related to the goals of the HOA. Management of the daily operations of the HOA may be contracted to a third-party provider.

Cornerstone will be constructed over a series of planned phases, with an anticipated completion in 2028. Upon completion, the community of Cornerstone will be home to nearly 31,000 people in five communities: Cornerstone Point, Cornerstone Park, Cornerstone Gate, Cornerstone Ridge, and Cornerstone View.

Cornerstone will offer six schools, from kindergarten to grade 12, over 50 acres of playfields and park spaces, two community centres, a large regional park and 119 acres of green space surrounded by an extensive network of trails.





CITY OF CALGARY PROFILE:

https://www.calgary.ca/csps/cns/research-and-strategy/community-profiles/community-profiles.html

CORNERSTONE COMMUNITY AMENITIES

Cornerstone is located in Calgary's Northeast, nestled inside of Stoney Trail and on either side of Country Hills Boulevard. As Calgary's largest community, careful attention was placed on ensuring the community provided five major access points, making it easy for residents to get home at the end of a long day. Cornerstone residents can enjoy a wide array of completed amenities including four park spaces, one wetland, one stormpond, three playgrounds and one commercial complex south of Country Hills. Its quick access to Stoney Trail and Country Hills also ensures residents can easily access major amenities like CrossIron Mills, Peter Lougheed Hospital and Cardel Rec Centre.

The community is well established with 1,400 homes built and parks, playgrounds and commercial space ready for your family to use from the moment you move in. As the community grows, so will the amenities. At completion, Cornerstone will feature all of the most important amenities that your family values.



PUBLIC TRANSIT:

It is easy to get around as there are various bus routes throughout the neighbourhood. http://www.calgarytransit.com/schedules-maps

REDSTONE PARK

92 Redstone Path, Calgary, AB T3N 1B5 Park and playground.

CORNERSTONE CIRCLE PLAYGROUND

248 Cornerstone Cir NE Green space and playground.





CORNERSTONE PARK

488 Cornerstone Ave, Calgary, AB

CORNERSTONE INSECT PLAYGROUND

Cornerstone Gardens & Cornerstone Rd NE





LIBRARY

SADDLETOWNE LIBRARY

7555 Falconridge Blvd NE (403) 260-2600

https://calgarylibrary.ca/



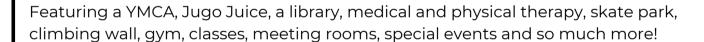




THE GENESIS CENTRE

7555 Falconridge Blvd NE #10 (403) 590-2833

https://www.genesis-centre.ca/



TURFED FIELD HOUSES - Suitable for soccer, lacrosse, football, field hockey, lawn bowling, ultimate, fencing, tennis, baseball, & more.

FEATURE GYMNASIUM - Three divided full size courts or one feature court! Suitable for basketball, volleyball, badminton, floor hockey, futsal, soccer & more.









GENESIS CENTRE SKATEPARK

7555 Falconridge Blvd NE (587) 747-7606







BATL | THE BACKYARD AXE THROWING LEAGUE

2151 32 St NE #80 (587) 747-7606

https://batlgrounds.com/axe-throwing-calgary/



VILLAGE SQUARE LEISURE CENTRE

2623 56 St NE (403) 366-3900

https://www.calgary.ca/CSPS/Recreation/Pages/Leisure-centres/Village-Square.aspx

Village Square Leisure Centre is a multi-purpose facility with an indoor water park, wave pool, and waterslides. It also has ice rinks, weight room, jungle gym, and gymnasium. Chatelaine magazine rated our indoor pool as one of the best, in Canada. Our facility is home to a wide variety of activities, classes, and services.



PRARIE WINDS PARK

223 Castleridge Blvd NE (403) 268-2489

https://www.calgary.ca/CSPS/Parks/Pages/Locations/NE-parks/Prairie-Winds-Park.aspx









PARK FEATURES

- Cricket pitch
- Basketball courts
- Fitness stations
- Playscape with zipline, running bowl & concrete wave
- Pathways
- Picnic areas
- Picnic shelter with tandoori oven
- Soccer field
- Tennis courts
- Toboggan hill
- Wading pool/spray park

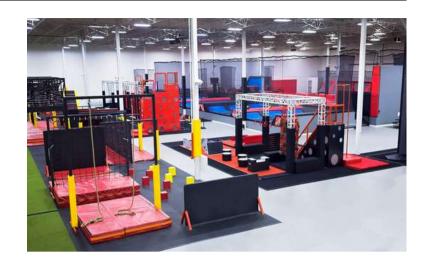


INJANATION FUN & FITNESS INC.

102-52 Aero Dr NE (587) 353-4652

https://www.injanation.com/

Calgary indoor playground for all ages & abilities featuring a trampoline park, climbing centre, military style obstacles, ninja warrior courses & birthday party venue



COBB'S ADVENTURE PARK

1500 84 St NE, Calgary, AB T2A 7X4 (403) 210-2676

https://www.cobbsadventurepark.com/

Petting zoo, mini golf, climbing wall, spider climb, ropes course, blaster balls, bungy trampoline, archery tag, bouncy world, fun balls, puzzles and games and more!









CALGARY ZOO

210 St. George's Drive NE . (403) 232-9300 https://www.calgaryzoo.com/





MCCALL LAKE GOLF COURSE

1600 32 Ave NE (403) 300-1005

https://www.calgary.ca/CSPS/Recreation/Pages/Golf-courses/McCall-Lake.aspx

PURE CASINO CALGARY

1420 Meridian Rd NE (403) 248-9467

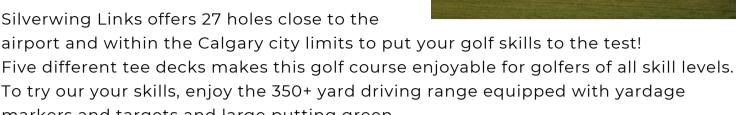
https://www.purecasinocalgary.com/

SILVERWING LINKS GOLF COURSE

3434 48 Avenue NE (403) 269-8005

https://www.silverwinggolf.com/

Silverwing Links offers 27 holes close to the airport and within the Calgary city limits to put your golf skills to the test! To try our your skills, enjoy the 350+ yard driving range equipped with yardage markers and targets and large putting green.



DON HARTMAN NORTH EAST SPORTSPLEX

5206 68 St NE (403) 590-2444

http://www.nesportsplex.com/



The Sportsplex features two ice surfaces big enough for the National Hockey Leaguers to play on, a double gymnasium for floor hockey, basketball, volleyball, badminton, meetings & events. Fitness studio. Concession, lounge & viewing area.









OFF-LEASH DOG PARKS

Mcknight/Falconridge Dog Park - 111 Falwood Way NE Tarrington Woods Dog Park - 64 Avenue NE Martindale Off-Leash Park - 703 Martindale Blvd NE Marlborough Off Leash Dog Park - 335 Manora Dr NE

LOCAL SHOPPING

SKYPOINTE LANDING

6004 Country Hills Blvd NE, Calgary

Tenants: Banks, KUMON, medical center, nail salon/spa, barber shop, flower shop, vape store, dental, McDonalds, KFC, pharmacy, and much more!



SKYPOINTE MARKET

5305 Country Hills Blvd NE

Tenants: Shell gas station & convenience store, liquor store, Pizza 73, nail salon & medical.



SKYVIEW STATION

55 Skyview Ranch Rd NE

Tenants: Esso gas station, Circle K, liquor store and much more!



CORNERSTONE SHOPS

75 Corner Meadows Park NE, Calgary

Tenants: Saving Express Cornerstone, Jazz Liquor Cornerstone, Willowbrae Childcare Academy Cornerstone & more.

LOCAL SHOPPING

NEW SHOPPING AREA APPROVED

A new development planned at the intersection of Country Hills Boulevard and Cornerstone Boulevard NE would provide amenities and a long-awaited new grocery store for people living in Cornerstone, Redstone, Cityscape and Skyview Ranch.

The shopping area will also include a drug store and daycare and will bring retail stores closer to new communities that currently have few such options.



JACKSONPORT SQUARE

10960 42 St NE, Calgary, AB T3N 1A6

Co-op Gas station, convenience store, Princess Auto, UPS, Cloud 420 and more!





LOCAL SHOPPING



UNIVERSAL HEALTH PHARMACY

630 Redstone Dr NE Unit # 150 587-440-0041

KWALITY MEAT SHOP

630 Redstone Dr NE 403-454-7475

CLOUD 620

630 Redstone Dr NE #120 587-483-7147

PUNJABI CHULHA RESTAURANT & SWEETS REDSTONE SKYVIEW

630 Redstone Dr NE #165 587-440-9000

REDSTONE LIQUOR

630 Redstone Dr NE 587-291-9692

REDSTONE PHYSIOTHERAPY

630 Redstone Dr NE Unit 135 587-534-0505

REDSTONE FAMILY MEDICAL CLINIC

630 Redstone Dr NE Unit 145 587-440-0777

REDSTONE SMILES DENTAL

630 Redstone Dr NE #13 587-356-0555















SHOPPING

GROCERIES

RC Superstore - 3633 Westwinds Dr NE unit 100

Costco Wholesale - 293020 CrossIron Common #300

Safeway - 55 Castleridge Blvd NE

Vinayak Grocery - 7 Westwinds Crescent NE #303

S&T Groceries - 3770 Westwinds Dr NE

Apna Punjab Grocery Store - 5075 Falconridge Blvd NE



SHOPS & SERVICES CLOSE BY

CROSSIRON MILLS

261055 Crossiron Blvd, Rocky View County, AB T4A 0G3

https://www.crossironmills.com/en/

NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View County, AB T4A 0G3 https://newhorizonmall.com/

SUNRIDGE MALL

2525 36 St NE (403) 293-8201

https://sunridgeshopping.com/

Tenants include Hudsons Bay, Winners, DSW, Marks, Sport Chek, Shoppers Drug Mart, Dollarama, Tim Hortons, food court & more!

SUNRIDGE STRIP MALLS

32nd Street NE

There are so many shops and services along this road that include Ciniplex movie theatre, restaurants, Chapters, Liquor store bank, hair dresser, Costco, Rona, Best Buy, Petland and more.







THE COMMUNITY - SERVICES

POLICE

CALGARY POLICE SERVICE HEADQUARTERS - WESTWINDS

5111 47 ST NE (403) 428-2200

CALGARY POLICE SERVICE DISTRICT 5 - SADDLE RIDGE

800 SADDLETOWNE CIR NE (403) 428-6500

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

SKYVIEW RANCH FIRE STATION NO. 38

3 SKYVIEW SPRINGS COVE NE, CALGARY 403-268-2489

CALGARY FIRE STATION 27
11358 BARLOW TRAIL NE #110

HOSPITALS/MEDICAL

PETER LOUGHEED CENTRE

(24 HOUR EMERGENCY) 3500 26 AVE NE (403) 943-4555

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency) 1403 29 Street NW

Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency) 2888 Shaganappi Trail NW Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM to 10PM DAILY 60 Grande Boulevard, Cochrane. Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS) 1213 4 St SW (403) 955-6200

WALK-IN CLINICS & DOCTORS

MEDISTAR FAMILY PRACTICE & WALK IN CLINIC

5305 Country Hills Blvd NE #180b, Calgary 403-719-6335

https://medistar-family-practice-walk-inclinic.business.site/

REDSTONE FAMILY MEDICAL CLINIC

630 Redstone Dr NE Unit 145 587-440-0777 http://familymedicalclinics.ca/

SKYVIEW FAMILY CARE CLINIC

55 Skyview Ranch Rd NE #2108 587-440-5454

https://skyview-family-care-clinic.business.site/? utm_source=gmb&utm_medium=referral

FALCONRIDGE MEDICAL CLINIC

5075 Falconridge Blvd NE (403) 265-5221

CASTLERIDGE HEALTH CENTRE

12 Castleridge Dr NE #5 (403) 262-4472

THE COMMUNITY - SERVICES

DENTISTS

CORNERSTONE FAMILY DENTAL

75 Corner Meadows Park NE Unit 120 587-779-5515

https://www.cornerstone.dental/

SKYPOINTE DENTAL

6004 Country Hills Blvd NE #1510, Calgary 403-475-1222

https://www.skypointe.dental/

REDSTONE SMILES DENTAL

630 Redstone Dr NE #130, Calgary 587-356-0555

https://www.redstonesmilesdental.com/

SKYVIEW RANCH DENTAL CLINIC

55 Skyview Ranch Rd NE Suite 1117 403-266-1212

https://www.skyviewdentalclinic.ca/

APOLLO DENTAL CENTRE

160, 3650 Westwinds Dr NE (403) 719-3232

http://www.apollodental.com/

CHIRO / PHYSIO +

REDSTONE PHYSIOTHERAPY

630 Redstone Dr NE Unit 135 587-534-0505

https://www.redstonephysio.ca/

MCKNIGHT CHIROPRACTIC

5416 Falsbridge Dr NE (403) 285-2552

https://www.mcknightchiropractic.ca/contact



CASTLERIDGE VETERINARY CLINIC

55 Castleridge Blvd NE #126 (403) 280-1585

https://www.castleridgevet.ca/

PRAIRIE WINDS ANIMAL CLINIC

3690 Westwinds Dr NE # 319, Calgary 403-474-8436

https://prairiewindsvet.ca/

FALCONRIDGE ANIMAL HOSPITAL

1091 Falconridge Dr NE (403) 590-9111

http://www.falconridgeanimalhospital.com/

EYE CARE

TRUE VISION OPTOMETRY

Apex Sky Medical Center 6004 Country Hills Blvd NE Unit 1410, Calgary 403-226-5171

https://truevisionoptometry.com/

OPTISTAR EYECARE SKYVIEW

5305 Country Hills Blvd NE #160, Calgary 587-387-5367

https://optistareyecare.ca/

SCHOOLS

PUBLIC SCHOOLS

GRANT MACEWAN SCHOOL (K-6)

180 Falshire Dr NE Calgary, AB T3J 2A5 403-777-6930

http://school.cbe.ab.ca/school/GrantMacEwan

TERRY FOX SCHOOL (7-9)

139 Falshire Dr NE Calgary, AB T3J 1P7 403-777-8800

http://school.cbe.ab.ca/school/terryfox/

LESTER B. PEARSON HIGH SCHOOL (10-12)

3020 52 St NE Calgary, AB TIY 5P4 403-280-6565

http://school.cbe.ab.ca/school/lesterbpearson/



DAYCARE / PRESCHOOL

NURTURECARE EARLY LEARNING CENTRE

620 Skyview Ranch Dr NE, Calgary 403-764-3032

https://nurturecare.ca/

CATHOLIC SCHOOLS

MONSIGNOR A.J. HETHERINGTON SCHOOL (K-6) CATHOLIC

4 Coral Springs Blvd NE 403-500-2036

https://msgrhetherington.cssd.ab.ca/

MST. JOHN XXIII SCHOOL (K-9) CATHOLIC

1420 Falconridge Drive NE 403-500-2080 https://stjohn23.cssd.ab.ca/

BISHOP MCNALLY HIGH SCHOOL (10-12) CATHOLIC

5700 Falconridge Blvd NE 403-500-2091

https://bishopmcnally.cssd.ab.ca/



PRIVATE SCHOOLS

Calgary Waldorf School www.calgarywaldorf.org

Renert School
www.renertschool.ca

Webber Academy http://www.webberacademy.ca/

Mountain View Academy http://mountainviewacademy.ca/