

SUNSTAR CROSSING
76 CORNERSTONE HEIGHTS NE

PRESENTED BY
PIPAN KUMAR & MOHIT DHILLON

RETAIL / OFFICE COMMERCIAL CONDOS FOR SALE

Retail, Office & Service Space

Premium commercial plaza opportunity in one of NE Calgary's strongest growth corridors. Designed for owner-users, investors, service businesses, medical/wellness users, food operators and professional office users.



MAIN FLOOR

\$750/SF

UPPER FLOORS

\$450/SF

UNIT RANGE

1,350-1,800 SF

POSSESSION

**Spring/
Summer 2026**

Pipan Kumar

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Flexible Space For Multiple Business Uses

Sunstar Crossing offers retail and office condominium units for sale at **76 Cornerstone Heights NE**. The plaza is designed for everyday service, retail, professional, medical, wellness, and food-oriented businesses looking to secure ownership in a growing NE Calgary community.

PROJECT

Sunstar Crossing

LOCATION

Cornerstone NE

MAIN FLOOR

\$750/SF

UPPER FLOORS

\$450/SF



BUILDING D CONCEPT RENDERING



RETAIL PLAZA EXPOSURE

WHY BUYERS ARE LOOKING HERE

- Located beside a future Gurdwara, supporting recurring destination traffic and community exposure.
- Multi-building plaza format with internal parking, access, and visibility from surrounding roads.
- Designed for a mix of owner-users and investors seeking long-term commercial ownership.
- Strong fit for service-based businesses that want visibility in a growing residential trade area.

Availability, final unit sizing, price, parking, possession, permitted uses, condo documents, and construction timelines are subject to change and must be verified by buyers and their consultants.

Built For Daily-Needs Retail & Professional Services

The project can support a broad range of buyer profiles, from food and personal services on the main floor to professional and health-related office users on the upper floors.

Food & Beverage

Bakery, cafe, dessert concept, quick-service food, specialty food, takeout, or franchise-style operator, subject to final approvals.

Medical & Wellness

Medical clinic, pharmacy, physio, chiropractic, massage, denture clinic, psychiatry, wellness clinic, or allied health use.

Beauty & Personal Care

Nail salon, spa, hair salon, barber shop, aesthetics, laser, beauty services, or personal care retail.

Retail & Specialty

Convenience, specialty retail, vape/cannabis where permitted, pet services, boutique retail, or daily-needs storefront business.

Professional Office

Law office, accounting firm, insurance agency, real estate office, mortgage brokerage, consulting, admin, or financial services.

Investor Ownership

Acquire commercial condo inventory for future lease-up, owner-user occupancy, or long-term investment in an expanding community node.

Pricing Summary

FLOOR / PRODUCT	ASKING PRICE	BEST-FIT USES
Main Floor Retail / Service	\$750 per SF	Retail, food, medical, pharmacy, wellness, personal services, daycare or high-traffic use where approved
Upper Floor Office	\$450 per SF	Law, accounting, real estate, insurance, consulting, health services, admin and professional office
Typical Unit Size	Approx. 1,350-1,800 SF	Final sizing and availability to be confirmed

SITE PLAN REFERENCE

Main Floor + Upper Floor Availability

The plans show the multi-building commercial development, internal parking, pedestrian connections, and available retail/office unit positioning.

MAIN FLOOR PRICING

\$750/SF

UPPER FLOOR PRICING

\$450/SF

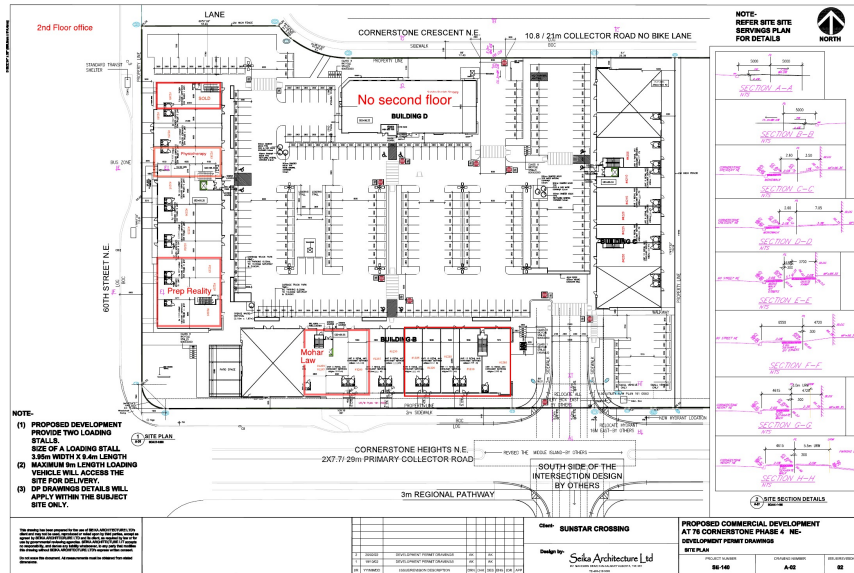
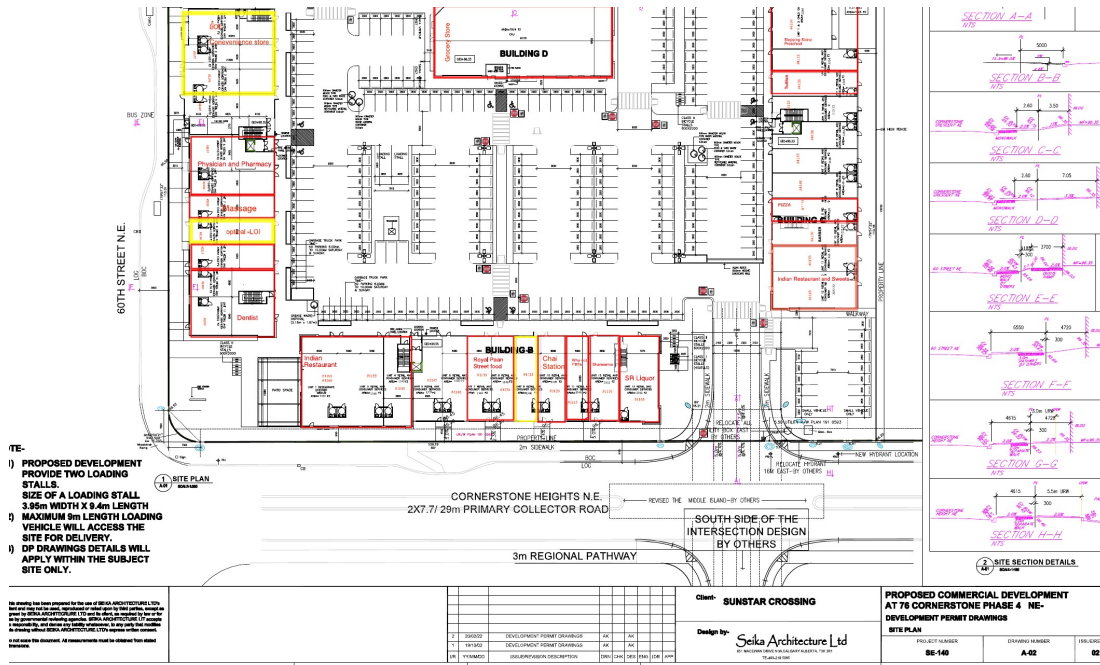
ADDRESS

76 Cornerstone Heights NE

POSSESSION

Spring/Summer 2026 anticipated

Plans are for visual reference only. Final unit demising, legal descriptions, measurements, parking, uses, permits and condo documentation must be verified independently.



LOCATION

Cornerstone / Skyview / Cityscape Growth Corridor

76 Cornerstone Heights
NE
Calgary, Alberta



COMMUNITY ANCHOR

Located beside a future Gurdwara and within an active commercial/residential growth area.

RESIDENTIAL BASE

Surrounded by established and developing NE Calgary residential communities.

DAILY TRAFFIC

Good fit for businesses that rely on repeat visits, errands, family services, and convenience.

VISIBILITY

Multi-building plaza design with internal exposure, parking fields, and road connectivity.

SECURE COMMERCIAL OWNERSHIP

Retail & Office Condos For Sale

Sunstar Crossing is positioned for owner-users, professionals, service businesses, medical/wellness operators, and investors seeking commercial space in a growing NE Calgary corridor.



Quick Details

ITEM	DETAIL
Project	Sunstar Crossing
Address	76 Cornerstone Heights NE, Calgary
Main Floor Price	\$750/SF
Upper Floor Price	\$450/SF
Typical Unit Range	Approx. 1,350-1,800 SF
Anticipated Possession	Spring/Summer 2026

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