



THE
A-TEAM

**RE/MAX
FIRST**

151 LEGACY MAIN Street #8306, Calgary T2X 5C7

MLS®#: **A2121510**

Area: **Legacy**

Listing Date: **04/12/24**

List Price: **\$349,000**

Status: **Pending**

County: **Calgary**

Change: **-\$900, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **739**
Low Sqft:
Ttl Sqft: **739**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Off Street,Parkade,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas
line,Lighting,Playground,Storage**

Construction:

Brick,Composite Siding,Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

Bidet,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room

4pc Bathroom
Bedroom - Primary
Dining Room
Living Room

Level

Main
Main
Main
Main

Dimensions

7`9" x 5`0"
9`11" x 14`5"
11`11" x 5`9"
10`5" x 10`5"

Room

4pc Ensuite bath
Bedroom
Kitchen

Level

Main
Main
Main

Dimensions

8`4" x 9`0"
8`6" x 11`7"
11`6" x 12`2"

Legal/Tax/Financial

Condo Fee:

\$342

Title:

Fee Simple

Zoning:

M-X2

Legal Desc:	1910702	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this beautifully UPGRADED apartment. The charming curb appeal will capture your heart at the first glance. As soon as you walk into the apartment, you are greeted with a very bright and open entryway with 9 feet ceilings. There is a well laid out Dining room adjacent to the living room and a stunning kitchen, which has a high end stainless steel appliances, upgraded cabinets to the ceiling, upgraded back splash, quartz counter tops through out. There is a primary bedroom with a walk-in closet and ensuite 4pc bath, there is another very decent size bedroom and a 4pc bath. There is a private BALCONY for you to enjoy fresh air and to hook up your summer BBQ to BBQ gas line to enjoy with friends and family. There is an in suite LAUNDRY, and underground over sized storage locker. There is a SECURED and HEATED UNDERGROUND PARKING for your cold snowy Calgary winters. Some of the upgrades are and not limited to: quartz counter tops in the kitchen and Washrooms, LVP Flooring, Stainless Steel Appliances, better quality carpets, soft close kitchen cabinets to the ceiling. The LOCATION of this apartment is absolutely fantastic, it's right across the DAY CARE, it's close to the kids park, close to schools, bus stops, walking distance to shopping complex, gas station, cafes and various restaurants. Only few minutes away from Macleod Trail, Stoney Trail, FISH CREEK PARK, Bow River and two big Golf Courses (Blue Devil Golf Club and McKenzie Meadows Golf Club).</p>		
Inclusions:	NA		
Property Listed By:	SkaiRise Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









