



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #1309, Calgary T2X 3Z4

MLS® #: **A2124072**

Area: **Legacy**

Listing Date: **04/18/24**

List Price: **\$355,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

Access:

Lot Feat:

Park Feat:

Stall,Titled,Underground

DOM

31

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 10`5"	Kitchen	Main	10`4" x 10`1"
Dining Room	Main	6`1" x 8`3"	Bedroom	Main	10`3" x 10`0"
Walk-In Closet	Main	3`2" x 6`6"	3pc Ensuite bath	Main	7`8" x 4`10"
Bedroom	Main	10`9" x 10`10"	4pc Bathroom	Main	8`2" x 4`10"
Laundry	Main	3`1" x 3`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc:

1612802

Remarks

Pub Rmks:

Welcome to your new home in the heart of Legacy! This stunning corner unit condo offers not just a residence, but a lifestyle of modern comfort and convenience. Step inside and be greeted by an expansive open floor plan spanning 856 square feet with 9 foot ceilings, where every corner is bathed in natural light, creating an atmosphere of warmth and relaxation. Great things come in 2s. The condo boasts two spacious bedrooms, each offering a private retreat for rest and rejuvenation. With two bathrooms, including one en-suite, convenience is at your fingertips. Don't forget about the the two titled parking stalls. The modern kitchen, seamlessly integrated into the open living space, features sleek stainless steel appliances, a large kitchen island and ample countertop space, perfect for culinary enthusiasts and casual entertainers alike. But it's not just the interior that captivates; it's the sense of community and belonging that defines life in Legacy. As a resident, you'll have access to a host of amenities, including parks, playgrounds, and walking trails. Whether you're enjoying a leisurely stroll through the neighborhood or gathering with neighbors for community events, you'll feel right at home in this vibrant and welcoming community. With the added convenience of air conditioning throughout, you can enjoy year-round comfort in your new home. Furthermore, the windows were replaced in 2023 to enhance energy efficiency. Don't miss out on the opportunity to experience the best of Legacy living - schedule a viewing today and make this corner unit condo your own!

Inclusions:

N/A

Property Listed By:

2% Realty

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





