



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2428, Calgary T2X 2B9

MLS® #: **A2134060**

Area: **Legacy**

Listing Date: **06/18/24**

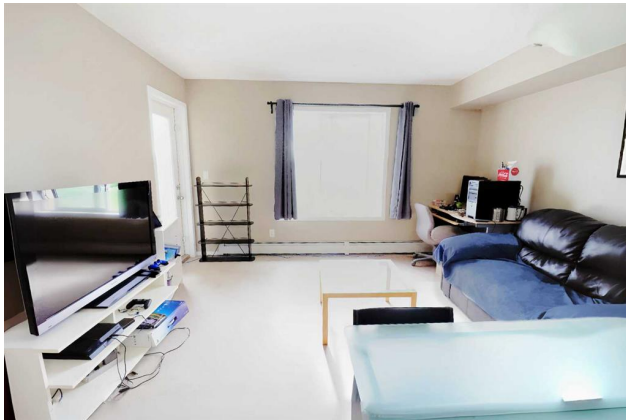
List Price: **\$289,899**

Status: **Active**

County: **Calgary**

Change: **-\$1, 19-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **572**

Low Sqft:

Ttl Sqft: **572**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned, Plug-In, Stall

DOM

90

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony, Courtyard**

Construction:

Mixed

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 9`3"
4pc Bathroom	Main	7`6" x 5`0"
Living/Dining Room Combination	Main	13`5" x 12`6"

Room	Level	Dimensions
Bedroom	Main	10`0" x 9`1"
Kitchen	Main	8`4" x 8`6"

Legal/Tax/Financial

Condo Fee: **\$252**

Title: **Fee Simple**

Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **1610791**

Remarks

Pub Rmks: **Attention first-time home owners and investors - welcome to Legacy Gate! Embrace the thrill of homeownership with this *****TOP FLOOR***** beautifully upgraded 2 BED/1 BATH unit with OPEN VIEWS. This unit features upgraded stone countertops, upgraded appliances, SPACIOUS BALCONY, and more! Enjoy peace and quiet on the top floor with mountain views! Bask in the abundance of natural light that floods this sun-facing unit. The unit also comes with its own parking stall, while there's plenty of visitor parking and free street-parking for your guests. Convenience is at your doorstep, with quick access to neighbouring shops, grocery stores, restaurants, nearby parks and FUTURE C-TRAIN STATION. Don't miss out on this incredible opportunity to make this beautiful home your own.**

Inclusions: **N/A**
Property Listed By: **Key Realty Group Inc.**

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