

**151 LEGACY MAIN Street #5211, Calgary T2X 4A4**

MLS® #: **A2142737** Area: **Legacy** Listing Date: **06/19/24** List Price: **\$287,500**  
 Status: **Active** County: **Calgary** Change: **-\$2k, 08-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **551**  
 Low Sqft:  
 Ttl Sqft: **551**

DOM  
**89**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	9`4" x 17`0"	Kitchen	Main	5`7" x 17`0"
Bedroom - Primary	Main	9`0" x 12`11"	4pc Bathroom	Main	0`0" x 0`0"
Laundry	Main	2`11" x 3`6"	Balcony	Main	11`1" x 6`9"

Legal/Tax/Financial

Condo Fee: **\$233** Title: **Fee Simple** Zoning: **M-X2**

Fee Freq:  
**Monthly**

Legal Desc: **1910702**

Remarks

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Pub Rmks: **Super quality delivered by the award winning Brad Remington Homes!!! Welcome to your new home in this barely lived condo (only 2 years old) in the popular community of Legacy. The kitchen features stunning WHITE MARBLE QUARTZ countertops, with beautiful modern cupboards, sleek backsplash and steel appliances, making this kitchen a work of art. Your unit also includes an in-suite washer/dryer. Your future home comes with an UNDERGROUND GARAGE TITLED HEATED PARKING spot and a storage locker. The complex is located across the street from a popular playground, walking paths, beautiful ponds, and a bus stop around the corner (taking you to the LRT) as well as stores, restaurants. This is just the home you are looking for! Low condo fees. Well managed complex. Note: this property is rented out at \$1700/month (plus electricity) which makes it a fantastic rental property! If you are looking for turn key operation - this is it!!!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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