



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**740 LEGACY VILLAGE Road #1412, Calgary T2X 5L2**

MLS®#: **A2145175**

Area: **Legacy**

Listing Date: **08/02/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **831**  
Low Sqft:  
Ttl Sqft: **831**

**Heated Garage,Stall,Titled,Underground**

DOM

**47**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Playground,Private Entrance,Private Yard,Storage**

Construction:

**Stone,Stucco**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 9`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`10" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 10`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`8" x 3`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 8`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`10" x 18`11"</b>

Room	Level	Dimensions
<b>Walk-In Closet</b>	<b>Main</b>	<b>3`8" x 6`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 3`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`10" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$348**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**Land use**

Legal Desc: **2410506**

Remarks

Pub Rmks: **Welcome to the award-winning community of Legacy!! This 3-bedroom 2 bath , AIRCONDITIONED, Low Condo fees, on 4th floor corner brand new unit comes with 2 parking spots one of witch is TITLED, and a assigned storage space, and is nestled in the heart of Legacy. This large and open floor plan upon entering the unit, you are greeted by an open floor plan that flows seamlessly 9ft ceilings through out, from the kitchen to the living room. 3 spacious bedrooms are on opposite sides of the unit-providing separation and privacy-great for roommate scenarios, or out of town guests. The primary bedroom offers 9ft ceilings , large walk- in closet with built ins and a luxurious 3pc bath with quartz vanity, while a second four- piece bathroom serves the second bedroom and guest from the living room and kitchen. The 3rd bedroom could be amazing Den/office, amazing open kitchen with modern cabinets all the way to the ceiling, with large center island, and quartz counter tops. Stainless steel appliance package, with CENTRAL A/C UNIT. Large windows throughout for that natural light, with many customized features including, custom lower cabinets, huge balcony with gas hook up, spacious laundry room, with full size washer and dryer, Luxury Vinyl plank, and modern ceramic tile. 1 titled heated underground parking and one assigned parking outdoors and a titled storage unit. This professionally managed complex is just 2 min away from Shopping Centers, Restaurants, and all levels of Schools. Close to Stoney Trail, Deerfoot, and Macleod Trail, and steps from Public Transportation. Amazing Location come take a look!!!**

Inclusions: **non**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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