



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY Boulevard #1335, Calgary T2X2B9**

MLS® #: **A2152499**

Area: **Legacy**

Listing Date: **07/31/24**

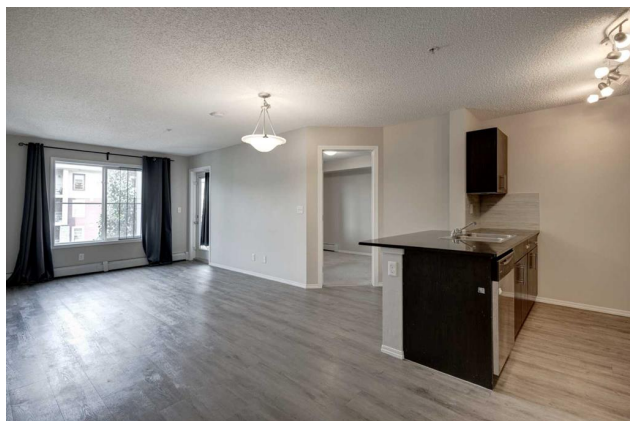
List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **757**  
Low Sqft:  
Ttl Sqft: **757**

DOM

**49**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Walk-In Closet</b>	<b>Main</b>	<b>3`3" x 7`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`5" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>6`9" x 8`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 8`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 9`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$365**

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

Zoning:  
**M-X2**

Legal Desc: **1610790**

Remarks

Pub Rmks: **Welcome to Legacy Gate! This beautiful 2 bedroom condo with LARGE DEN offers a modern kitchen with granite countertops, updated stainless steel appliances and ample storage space. Opening to your large and bright living room, ideal for relaxing or entertaining with family and friends. Your spacious west facing patio is a great space for BBQing and enjoying the sunshine. updated LVP throughout the kitchen, living room and bathrooms. In addition, you will enjoy 2 sizable bedrooms. The primary suite offers a walk-through gallery closet on your way to your 4pc ensuite. The den is perfect for an office, storage or gym. Laundry is conveniently located in the main 4pc bathroom. The community of Legacy offers a wide variety of shops, restaurants, retail stores and medical needs. Many parks, trails, playgrounds and greenspaces are within walking distance. Conveniently located in close proximity to all major roads Stoney Trail, Deerfoot Trail, McLeod Trail.**

Inclusions:  
Property Listed By: **N/A**  
**Nineteen 88 Real Estate**

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