

81 LEGACY Boulevard #1328, Calgary T2X 2B9

MLS® #: **A2153313** Area: **Legacy** Listing Date: **07/28/24** List Price: **\$288,999**
 Status: **Active** County: **Calgary** Change: **-\$8k, 24-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **575**
 Low Sqft:
 Ttl Sqft: **575**

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator**
 Int Feat: **Granite Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`11" x 11`4"	Bedroom	Main	9`11" x 9`2"
3pc Bathroom	Main	5`0" x 7`5"	Kitchen	Main	8`0" x 8`1"
Living Room	Main	12`11" x 13`7"			

Legal/Tax/Financial

Condo Fee: **\$252** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: **1610790**

Remarks

Pub Rmks: **Welcome to this 2-bedroom condo uniy third floor unit located in the Legacy Gate complex in the sought-after community of Legacy! This apartment unit is perfect for first time home buyers or investors! As you walk in you will notice the a large vibrant living room leading up to a large balcony with loads of sunlight. This balcony offers a nice view to enjoy your evening and lets in loads of sunlight! Upgrades to this unit include GRANITE countertops! Additional benefits include in-unit laundry, easy access to an elevator for your comfort. Legacy Gate is conveniently located with access to Macleod & Stoney Trail. You can drive to the Somerset-Bridlewood C-train station in less than 10 minutes! A shopping center is also nearby for all your day-to-day needs. Visit Starbucks or your grocery store within minutes, or drive to Bragg Creek in 35 minutes! Amazing opportunity for investors!**

Inclusions: **N/A**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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