



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1309, Calgary T2X 2B9

MLS® #: **A2153943**

Area: **Legacy**

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

List Price: **\$309,999**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **705**
Low Sqft:
Ttl Sqft: **705**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Barbecue,Covered Courtyard,Garden**

Construction:

Stone,Vinyl Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Oven,Refrigerator,Washer/Dryer Stacked

Int Feat:

Closet Organizers,Kitchen Island,Quartz Counters

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`8" x 11`6"
3pc Ensuite bath	Main	8`9" x 5`1"
Kitchen	Main	8`1" x 10`6"
Living Room	Main	11`5" x 10`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	8`10" x 13`8"
Dining Room	Main	12`6" x 8`6"
Laundry	Main	8`2" x 4`3"
4pc Bathroom	Main	5`1" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1610790**

Remarks

Pub Rmks: **Great Location!!! THIRD FLOOR UNIT, Facing the courtyard beautiful apartment in one of the fastest growing and award-winning communities in Calgary. This gorgeous 2 bedroom, 2 bath, well maintained, open concept unit features all stainless-steel appliances, beautiful quartz counters with extended breakfast bar and gorgeous cabinetry in a functional and well laid-out kitchen, in-suite laundry with full size stacked washer/dryer. Good sized bedrooms with walk through closet in the primary bedroom going to its own ensuite. The bright and modern living space is perfect for a family dinner, entertainment, relaxation while enjoying your fantastic views from windows and balcony. Enjoy your private, covered balcony and the convenience of your TITLED heated underground parking stall. Excellent location with all amenities at your doorsteps. Walking distance to Township Shopping Centre, schools, and bus stops.**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

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



















