



THE
A-TEAM

**RE/MAX
FIRST**

95 LEGACY Passage, Calgary T2X 5L6

MLS®#: **A2155726** Area: **Legacy** Listing Date: **08/12/24** List Price: **\$544,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,993 sqft**
 Lot Shape: **Approved plot plan pending. Final dimensions may differ slightly.**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Parking Pad**

Finished Floor Area

Abv Sqft: **1,184**
 Low Sqft:
 Ttl Sqft: **1,184**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	8`4" x 15`0"
Nook	Main	9`10" x 9`8"
2pc Bathroom	Main	
Bedroom - Primary	Second	10`0" x 11`4"
3pc Ensuite bath	Second	
Bedroom	Second	9`8" x 9`8"
3pc Bathroom	Second	

Room	Level	Dimensions
Kitchen	Main	14`10" x 13`0"
Mud Room	Main	
Laundry	Second	
Walk-In Closet	Second	
Bedroom	Second	8`4" x 9`8"
Walk-In Closet	Second	
Entrance	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2312241

Remarks

Pub Rmks: **NO CONDO FEE TOWNHOME!! Welcome to your dream home in the vibrant community of Legacy! This stylish and affordable two-story end unit townhome, perfect for first-time buyers or downsizers, boasts a blend of modern amenities and practical features—without the hassle of condo fees. Step inside and let the open-concept main floor take your breath away. The gourmet kitchen, adorned with quartz countertops, upgraded cabinets, a chimney hood fan, and a built-in microwave, is a culinary artist's paradise. Imagine mornings spent sipping coffee at the kitchen island breakfast bar, followed by serene afternoons on your private rear patio. Outside, a parking pad with alley access offers ample parking space and a place for future garage, man-cave or workshop. Upstairs, you'll find a well-thought-out layout designed for comfort and convenience. The master bedroom is your personal sanctuary, offering a 3-piece ensuite and a walk-in closet. Two additional bedrooms provide the perfect spaces for family, guests, or even a cozy home office. The 3-piece main bath, also featuring elegant quartz countertops, ensures everyone enjoys a touch of luxury. To top it all off, the second-floor laundry room adds unparalleled convenience to your daily routine. This Homes by Avi Indigo Model end-unit townhome is bathed in natural light and filled with thoughtful details that elevate everyday living. Possession available in spring of 2025. Don't let this enchanting property slip away—reach out today to learn more. Your dream home in Legacy awaits!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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





