



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #3204, Calgary T2X 3Z6

MLS®#: **A2156971**

Area: **Legacy**

Listing Date: **08/14/24**

List Price: **\$334,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **770**
Low Sqft:
Ttl Sqft: **770**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Composite Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`2" x 12`6"	Bedroom - Primary	Main	10`1" x 12`1"
Dining Room	Main	11`5" x 5`8"	4pc Bathroom	Main	8`1" x 5`0"
4pc Ensuite bath	Main	7`5" x 4`11"	Bedroom	Main	9`5" x 10`5"
Living Room	Main	11`6" x 11`4"			

Legal/Tax/Financial

Condo Fee:
\$425

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1612802**

Remarks

Pub Rmks: **This beautiful west facing 2-bedroom, 771 square foot condo is located on the 2nd level of the pet-friendly building of Legacy Gate! The spectacular condo features 9 foot ceilings, luxury laminate flooring in the kitchen and main living area, an open floor plan with 2 large bedrooms, 2 full bathrooms, living room and space enough for a dining room table. The primary bedroom leads into a walk-through closet and a 4-piece ensuite bathroom. The secondary bedroom can serve as both a bedroom or as a flex space/game room as shown in photos with double closets for extra storage! The modern gourmet kitchen has a large pantry, kitchen island, granite countertops and contemporary gray cabinets. There is also plenty of storage space, convenient in-suite laundry and off the living room is an oversized balcony. The unit includes your own titled surface parking stall and an assigned storage locker and the low condo fees includes all of your utilities other than electricity! Located in Legacy Park, this home is conveniently located close to everything you need including shopping, restaurants, medical, schools and parks!**

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

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