



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1307, Calgary T2X 2B9

MLS®#: **A2157081**

Area: **Legacy**

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

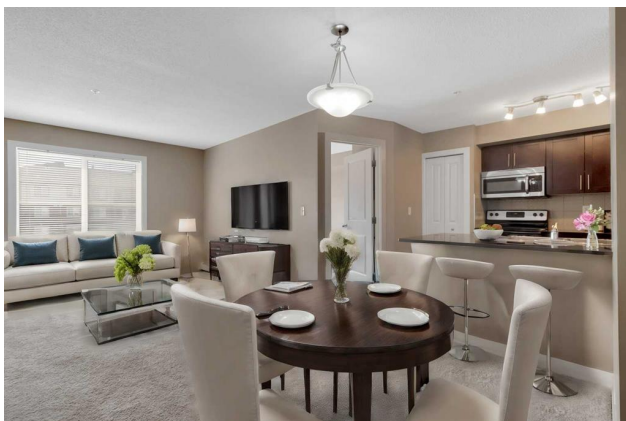
List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **702**
Low Sqft:
Ttl Sqft: **702**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

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

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`3" x 8`6"	4pc Bathroom	Main	4`11" x 7`5"
Dining Room	Main	8`3" x 9`7"	Living Room	Main	10`6" x 11`3"
Kitchen	Main	9`0" x 10`4"	Pantry	Main	2`1" x 2`1"
Laundry	Main	3`11" x 7`11"	Bedroom	Main	11`7" x 9`6"
Walk-In Closet	Main	4`2" x 6`5"	Bedroom - Primary	Main	13`6" x 9`9"
4pc Ensuite bath	Main	4`11" x 8`8"			

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1610790**

Remarks

Pub Rmks: **Experience modern living in this spacious 700 square foot apartment located in the vibrant community of Legacy. This 2-bedroom, 2-bathroom unit offers a thoughtful layout designed for comfort and convenience. The open-concept living and dining area provides ample space for both entertaining and everyday living. The modern kitchen features stylish cabinetry, sleek countertops, and quality appliances, making meal preparation a delight. The primary bedroom is a true retreat, complete with a walk-through closet and a private 4-pc ensuite bathroom. The second bedroom is equally spacious and is situated across the living area, making it perfect for guests or a home office. Large windows throughout the unit invite natural light into every room, creating a warm and inviting atmosphere. Step outside onto the south-facing balcony and enjoy your own private outdoor space, perfect for relaxing with a book or enjoying your morning coffee. The unit also includes in-suite laundry and ample storage space for added convenience. Located in the desirable Legacy community, this apartment offers easy access to parks, walking paths, shopping, and dining options. You can walk to many places but unit also has one titled underground parking stall! With a perfect blend of modern amenities and a prime location, this apartment is a must-see.**

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

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





