



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #3115, Calgary T2X 2B9

MLS® #: **A2159363**

Area: **Legacy**

Listing Date: **08/22/24**

List Price: **\$349,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **702**
Low Sqft:
Ttl Sqft: **702**

Parkade, Titled, Underground

DOM

90

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$364

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1610792**

Remarks

Pub Rmks: **** OPEN HOUSE SATURDAY, OCT. 5th from 1-3 PM** Buyers will be greeted in lobby area. Welcome to Luxury living at Legacy Gate. This freshly painted 2 bedroom, and 2-bathroom home is Move In Ready! Featuring all stainless-steel appliances, granite counter tops, rich dark wood cabinets, breakfast bar and, a washer/dryer located in your own laundry room with plenty of storage space. The master bedroom offers ample closet space with a double-sided walk-through closet on the way to your 3-piece bathroom. In addition, this is also one of the few units in the building to offer its own air conditioning system (upgrade valued at \$7,000). You and your guests can retreat to your private balcony, ideal for barbequing or just soaking up the sun. For those cold Calgary winter months, enjoy the comforts and convenience of heated TITLED underground parking. Guests can pull right up to your unit with plenty of visitor parking and enter through your private balcony entrance. Not to mention, this home is located in the two-time award-winning community of Legacy. Legacy is a highly sought after community due to its large green space, parks, pathways, and extensive list of amenities all within walking distance. Playgrounds, schools, and daycares are also conveniently nearby to meet all your family needs. This is a non-smoking and no animal home.**

Inclusions:
Property Listed By: **To be negotiated**
TREC The Real Estate Company

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







