



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #2319, Calgary T2X3Z5

MLS®#: **A2160613**

Area: **Legacy**

Listing Date: **08/26/24**

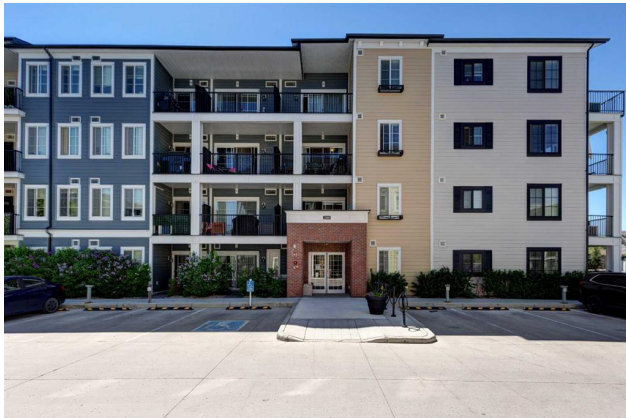
List Price: **\$220,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 17-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **368**
Low Sqft:
Ttl Sqft: **368**

DOM

117
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Laminate Counters, No Animal Home, Storage**

Room Information

Room	Level	Dimensions
Foyer	Main	5`5" x 5`3"
4pc Bathroom	Main	8`7" x 4`11"
Living Room	Main	12`7" x 6`7"

Room	Level	Dimensions
Laundry	Main	5`4" x 2`11"
Bedroom	Main	9`0" x 8`5"
Kitchen	Main	12`7" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$200

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X2**

Monthly

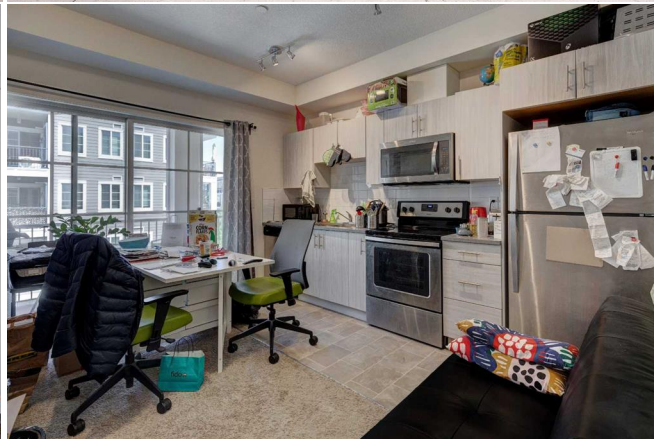
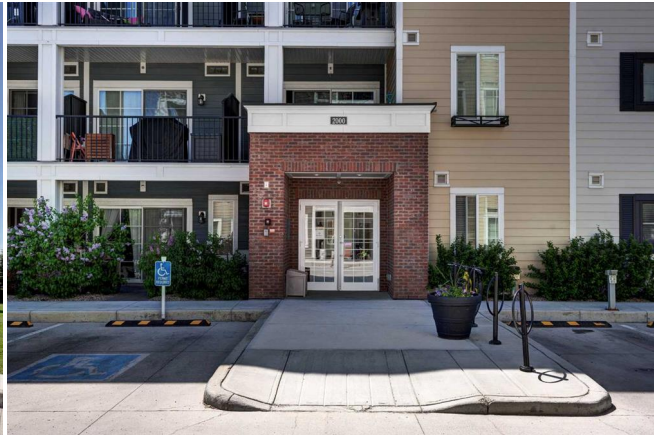
Legal Desc: 1612802

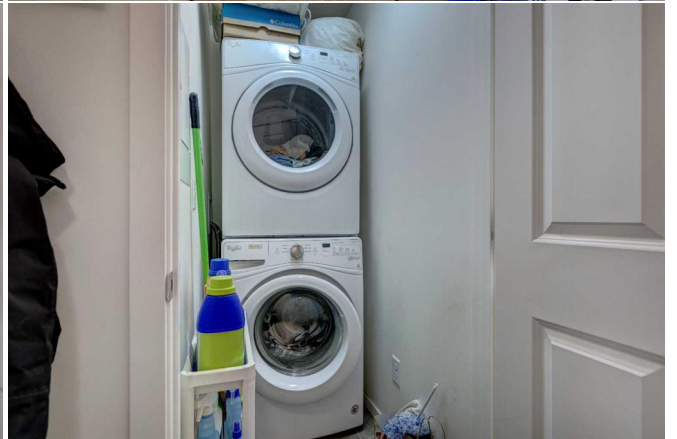
Remarks

Pub Rmks: **Welcome to this inviting and modern 1-bedroom, 1-bathroom condo, perfect for first-time home buyers or savvy investors. This delightful home features an open floor plan, creating a spacious and airy atmosphere that is perfect for comfortable living and entertaining. Situated close to the lake, you can enjoy picturesque views and outdoor activities. Local amenities, including shops, restaurants, and schools, are just a short distance away, making everyday life a breeze. Don't miss the opportunity to own this fantastic condo that combines comfort, convenience, and a great location. Whether you're starting your homeownership journey or looking for a smart investment, this property has it all! Please check out the VIRTUAL TOUR LINK for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.**

Inclusions: **NA**
Property Listed By: **Real Estate Professionals Inc.**

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



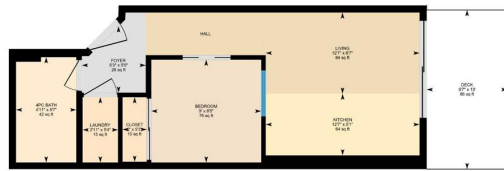






2319-215 Legacy Blvd SE, Calgary, AB

Main Floor - Interior Area 395.78 sq ft



PREPARED: 2024/08/07



White regions are excluded from total floor area in OACDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.