



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 LEGACY Boulevard #2215, Calgary T2X 3Z4**

MLS® #: **A2161717**

Area: **Legacy**

Listing Date: **08/30/24**

List Price: **\$290,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **638**  
Low Sqft:  
Ttl Sqft: **638**

DOM

**82**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Brick, Vinyl Siding**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **Open Floorplan, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`0" x 11`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 8`8"</b>
<b>Den</b>	<b>Main</b>	<b>5`4" x 5`1"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 10`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`4" x 5`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$356**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-X2**

**Monthly**

Legal Desc: **1612802**

Remarks

Pub Rmks: **Discover this chic 2 bedroom + den condo with a titled underground parking, perfectly located in the heart of Legacy. This well-maintained, pet-friendly building (pending board approval) offers a serene living environment. Enjoy the convenience of a playground right across the street, with schools, shopping, and 15 km of paved walking paths just a short stroll away. After a busy day, relax in your peaceful haven. The open layout showcases a modern design with a neutral color scheme, stylish decor, and abundant natural light. The eat-in kitchen, featuring rich cabinetry and stainless steel appliances, is perfect for culinary adventures. The seamless flow into the living room makes it easy to entertain and engage with guests. Step out onto the sunny balcony, equipped with a gas line for barbecues, and unwind with your morning coffee or an evening drink. The primary bedroom is a true retreat, featuring a walk-in closet. The versatile den is perfect for a home office, study, or hobby space! Located in the dynamic community of Legacy, this area is rich with playgrounds and scenic walking paths that meander through ridges, ponds, and a vast 300-acre nature reserve. The new Township Centre is just minutes away, offering a variety of shopping and dining options, with more to come. This condo is an exceptional find in a prime location! Very well maintained, only 1 person has lived in this!**

Inclusions:  
Property Listed By: **na  
Century 21 Bravo Realty**

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





