



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**409 LEGACY Boulevard, Calgary T3x3z3**

MLS®#: **A2162864** Area: **Legacy** Listing Date: **09/10/24** List Price: **\$550,000**  
 Status: **Active** County: **Calgary** Change: **+\$20k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **1,227 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,597**  
 Low Sqft:  
 Ttl Sqft: **1,597**

DOM

**9**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Few Trees,Front Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Concrete,Vinyl Siding**  
 Heating: **High Efficiency** Flooring: **Carpet**  
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Lower	10`11" x 8`7"	Furnace/Utility Room	Lower	8`7" x 4`4"
Dining Room	Second	12`7" x 9`4"	Living Room	Second	19`6" x 13`9"
Kitchen	Second	15`8" x 12`2"	2pc Bathroom	Second	6`4" x 5`3"
Bedroom	Third	9`5" x 8`10"	Bedroom	Third	9`10" x 12`9"
Bedroom - Primary	Third	15`8" x 15`2"	4pc Ensuite bath	Third	4`11" x 8`4"
4pc Bathroom	Third	4`10" x 8`4"	Walk-In Closet	Third	7`3" x 9`2"

Legal/Tax/Financial

Condo Fee:  
**\$371**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1611559;15**

Remarks

Pub Rmks: **Located in the desirable community of Legacy. Welcome to 409 Legacy Blvd SE! This townhome was built by the award winning builder Aldebaran Homes! This townhome has lots to offer, Super spacious open floor plan provides lots of natural light. Perfect home for entertaining with a built in gas line for barbecuing 2 balconies it doesn't get much better than this! Beautiful stainless steel appliances with quartz counter tops, large island and lots of storage space. Upstairs features a Large master bed room with a huge size walk in closet and 3 piece ensuite bathroom. 2 additional bedrooms with nice size closet space. The double garage is insulated and has lots of room for storage. This townhouse is located close to all amenities nearby, including shopping, schools, pathways, transit. Enjoy a low-maintenance lifestyle and low condo fees. Don't miss out on this Next to new townhouse, it won't last! book your showings today!**

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

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









