



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #4103, Calgary T2X3Z7

MLS® #: **A2163427**

Area: **Legacy**

Listing Date: **09/07/24**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **778**
Low Sqft:
Ttl Sqft: **778**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat:

Heated Garage,Off Street,On Street,Outside,Owned,Parkade,Parking Lot,Parking Pad,Paved,Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Storage**

Construction: **Composite Siding,Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`2" x 13`4"	3pc Bathroom	Main	7`9" x 5`5"
Bedroom - Primary	Main	10`1" x 13`1"	3pc Ensuite bath	Main	8`0" x 6`11"
Walk-In Closet	Main	4`8" x 8`4"	Living/Dining Room Combination	Main	25`1" x 12`2"
Laundry	Main	3`5" x 3`1"			

Legal/Tax/Financial

Condo Fee:
\$425

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1612802**

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom, 2-bathroom 1 owner condo in the sought-after community of Legacy! This modern home boasts 9-foot ceilings that create a spacious and open feel throughout. The sleek kitchen features stainless steel appliances, quartz countertops, and an elegant backsplash, making it perfect for cooking and entertaining. Luxury plank flooring adds a touch of sophistication, while large windows allow for plenty of natural light. The expansive patio offers an ideal space to relax or entertain outdoors. The unit comes with two sought after parking spots, one located in the heated underground garage and another surface stall near the buildings front entrance. The unit also comes with a storage locker, located directly Infront of your underground parking stall. Located in a prime area, this condo is just steps away from schools, parks, walking paths, and a beautiful water feature, providing a serene environment for both families and professionals alike. Legacy is a vibrant, growing community that combines urban convenience with nature's tranquility. Whether you're enjoying the nearby green spaces or the convenience of local amenities, this condo offers a perfect blend of luxury and lifestyle.**

Inclusions: **Window Coverings, 2-FOBs, Garage Door Opener**
Property Listed By: **Comox Realty**

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