



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2310, Calgary T2X2B9

MLS® #: **A2166614** Area: **Legacy** Listing Date: **09/17/24** List Price: **\$337,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall, Underground**
 Utilities and Features

DOM

64
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **3**
 Garage Sz:

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

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9' 0" x 13' 4"	Dining Room	Main	9' 6" x 8' 0"
3pc Ensuite bath	Main	0' 0" x 0' 0"	Living Room	Main	11' 5" x 10' 7"
3pc Bathroom	Main	0' 0" x 0' 0"	Bedroom	Main	8' 6" x 9' 0"

Legal/Tax/Financial

Condo Fee: **\$335** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq: **Monthly**

Legal Desc: **1610791**

Remarks

Pub Rmks:

The only unit in Legacy Gate with 3 parking stalls- 1 titled underground and 2 assigned surface parking. Well maintained and managed 2 bed 2 bath condo with low condo fees. Walking distance to bus stop, groceries and shopping. Granite countertops, new paint and blinds. 1 surface parking currently rented on month to month for \$75/mo.

Inclusions:

Call seller directly.

Property Listed By:

Honestdoor Inc.

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





