



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #2109, Calgary T2X 3Z4

MLS® #: **A2167277**

Area: **Legacy**

Listing Date: **09/25/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 05-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

DOM

56
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Other,Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding**

Flooring: **Carpet,Vinyl Plank**

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

Room Level
Living/Dining Room Combination **Main**
Bedroom - Primary **Main**
Dimensions
12`8" x 11`1"
11`4" x 8`11"

Room Level Dimensions
4pc Bathroom **Main** **7`8" x 4`11"**
Kitchen **Main** **10`6" x 9`11"**

Legal/Tax/Financial

Condo Fee:
\$333

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

Zoning: **M-X2**

Legal Desc: 1612802

Remarks

Pub Rmks: **PRICE REDUCED!!!Welcome to 2109, 215 Legacy Boulevard SE, Calgary! This beautifully appointed 1-bedroom, 1-bathroom condo offers the perfect combination of modern design and convenience in the highly sought-after Legacy community. Step inside to an open floor plan featuring quartz countertops, stainless steel appliances, and luxury vinyl plank flooring throughout. The bright and spacious living room leads to a private ground-floor patio, ideal for pet owners or anyone who loves easy access to outdoor spaces. Enjoy the convenience of stepping right out to the walking paths, parks, and playgrounds that surround the building. The large primary bedroom boasts a walk-in closet and direct access to a stylish 4-piece bathroom with quartz countertops and a Jack-and-Jill layout. This unit offers ease of use with two entrances—quick access from the street or the elevator after parking in your titled underground parking spot. You'll also love the convenience of in-suite laundry and a separate storage unit for extra space. Situated in one of the best locations in Legacy Park, this condo is steps from scenic ponds, walking trails, and playgrounds, offering a peaceful retreat. Nearby, the Township Shopping Complex provides a variety of shops, restaurants, and the local favorite Sweet Rhapsody Bakery for authentic European delights. This move-in ready condo is the perfect opportunity to enjoy the vibrant, family-friendly atmosphere of Legacy while living in style and comfort. Don't miss out! Call today to book a showing!**

Inclusions: N/A
Property Listed By: eXp Realty

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









