



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY Boulevard #2332, Calgary T2X 2B9**

MLS®#: **A2170499**

Area: **Legacy**

Listing Date: **10/11/24**

List Price: **\$319,900**

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:

Access:

Lot Feat:

Park Feat: **Parkade,Titled**

Finished Floor Area

Abv Sqft: **705**

Low Sqft:

Ttl Sqft: **705**

DOM

**40**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 8`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`8" x 13`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 11`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Laundry</b>	<b>Main</b>	<b>4`11" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1610791;364

Remarks

Pub Rmks: **Welcome to this immaculate 2-bedroom, 2-bathroom apartment, meticulously maintained and presented in show home condition. With 700 sq ft, this residence combines modern comfort with stylish living. Enjoy the convenience of air conditioning and ceiling fans, ensuring year-round climate control. The kitchen features modern cabinetry, sleek granite countertops, quality appliances and a reverse osmosis system for pure, fresh drinking water. The stylish primary bedroom is complete with a walk-through closet and a private ensuite bathroom. The second bedroom across the living room is equally elegant and is perfect for guests or use as an office. Step out onto your private balcony to take in breathtaking views of the Rocky Mountains, offering a serene backdrop for relaxation. Conveniently located close to shopping, this apartment provides the perfect blend of tranquility and accessibility. Whether you're entertaining guests or enjoying a quiet evening, this home offers both luxury and practicality in the prime location of Legacy.**

Inclusions: **Electrical Fireplace, round dining table with two chairs**  
Property Listed By: **RE/MAX Complete Realty**

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







