



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1310, Calgary T2X 2B9

MLS® #: **A2172319**

Area: **Legacy**

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

List Price: **\$305,000**

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:

Finished Floor Area
Abv Sqft: **695**
Low Sqft:
Ttl Sqft: **695**

Underground

DOM

42

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 3" x 7' 11"	Dining Room	Main	5' 5" x 5' 8"
Kitchen	Main	8' 8" x 9' 2"	Bedroom - Primary	Main	8' 8" x 13' 4"
Bedroom	Main	8' 6" x 9' 4"	Living Room	Main	10' 5" x 11' 3"
Laundry	Main	4' 0" x 7' 11"	4pc Bathroom	Main	5' 0" x 7' 5"
4pc Ensuite bath	Main	4' 11" x 8' 8"	Balcony	Main	8' 0" x 9' 8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple
Fee Freq:
Monthly

M-X2

Legal Desc: **1610790**

Remarks

Pub Rmks: **Welcome to this stunning condo located in the vibrant Legacy community of Calgary. Perfect for first-time buyers or savvy investors, this meticulously maintained 3rd-floor unit offers two bedrooms and two bathrooms, each showcasing pristine contemporary finishes. The modern kitchen boasts granite countertops, sleek stainless steel appliances, and ample cabinet space, making meal preparation a breeze. The primary bedroom features a walk-through closet and a 4-piece ensuite, while the second bedroom provides flexibility for guests or a home office. An additional 4-piece bathroom, in-suite laundry, and secure underground heated parking complete this fantastic offering. Conveniently located near schools like Chaparral School, Dr. George Stanley School, and Centennial High School, this condo is ideal for families. Daily conveniences such as Sobeys, M&M Food Market, and Save-On-Foods are just moments away, while Legacy Pond and Walden Park offer serene retreats for outdoor relaxation. With its unbeatable location near parks, walking trails, shops, restaurants, and easy access to major roads, this condo promises a lifestyle of comfort and convenience. Don't miss the chance to make this beautiful space your new home—schedule a viewing today!**

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

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







