

215 LEGACY Boulevard #2210, Calgary T2X 3Z5

MLS® #: **A2173358** Area: **Legacy** Listing **10/16/24** List Price: **\$349,900**
 Status: **Pending** County: **Calgary** Date: Change: **-\$10k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

DOM
36
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Baseboard, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`6" x 9`0"	Dinette	Main	11`6" x 8`0"
Living Room	Main	14`6" x 13`6"	Laundry	Main	3`6" x 3`6"
Balcony	Main	13`6" x 7`0"	Bedroom - Primary	Main	13`6" x 10`6"
Bedroom	Main	11`6" x 9`6"	3pc Ensuite bath	Main	7`6" x 5`0"
4pc Bathroom	Main	7`6" x 5`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$521

Fee Simple
Fee Freq:
Monthly

M-X2

Legal Desc: 1612802

Remarks

Pub Rmks: **2 bed 2 bath CORNER UNIT with IN-SUITE LAUNDRY, HEATED UNDERGROUND PARKING AND STORAGE in the sought after community of Legacy. As you enter, you'll notice the luxury vinyl plank floors and 9-foot ceilings. The kitchen has granite countertops, stainless-steel appliances and is open to the dining space and living room with direct access to the oversized balcony. The master bedroom has room for a king bed and has a 3-piece en-suite with a separate walk-in closet. The second bedroom features massive windows on 2 sides, and there is a 4-piece bathroom right next to it. The in-suite laundry with full sized washer and dryer tops off this wonderful home. Legacy is a wonderful community that's close to schools, parks, and Fish Creek park.**

Inclusions: **Portable island, white entry cupboard**
Property Listed By: **RE/MAX Realty Professionals**

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





