



THE
A-TEAM

**RE/MAX
FIRST**

95 LEGACY Passage, Calgary T2X 5L6

MLS® #: **A2174758** Area: **Legacy** Listing Date: **10/24/24** List Price: **\$514,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,993 sqft**
 Lot Shape: **Approved plot plan pending. Final dimensions may differ slightly.**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Parking Pad**

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

Parking

Ttl Park: **2**
 Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wired for Data**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|--------|----------------|-------------------|--------|---------------|
| Entrance | Main | | Living Room | Main | 8`4" x 15`0" |
| Kitchen | Main | 14`10" x 13`0" | Nook | Main | 9`10" x 9`8" |
| Mud Room | Main | | 2pc Bathroom | Main | |
| Laundry | Second | | Bedroom - Primary | Second | 10`0" x 11`4" |
| Walk-In Closet | Second | | 3pc Ensuite bath | Second | |
| Bedroom | Second | 8`4" x 9`8" | Bedroom | Second | 9`8" x 9`8" |
| Walk-In Closet | Second | | 3pc Bathroom | Second | |

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2312241

Remarks

Pub Rmks: **END UNIT - NO CONDO FEE TOWNHOME!! MOVE IN BY THE END OF THE YEAR! - Welcome to your new home in the vibrant community of Legacy! This stylish and affordable two-story end-unit townhome is an excellent choice for first-time buyers or downsizers, and it comes with the added bonus of NO CONDO FEES. Step inside and enjoy the open-concept main floor, where the modern kitchen is a true standout. With quartz countertops, upgraded cabinets, a chimney hood fan, and a built-in microwave, it's designed for both function and flair. The large kitchen island with a breakfast bar is perfect for casual meals, and your private rear patio offers a quiet spot to unwind. The backyard is open for your design choices - whether you choose the additional space for a yard, or a future garage, workshop, or man-cave. Upstairs, the layout is designed with convenience in mind. The master bedroom includes a 3-piece ensuite and walk-in closet, creating a peaceful retreat. Two additional bedrooms offer flexibility for family, guests, or a home office, while the 3-piece main bath with quartz countertops adds a touch of elegance. To make life even easier, the second-floor laundry is a real time-saver. This Homes by Avi Indigo Model townhome is filled with natural light and smart features that make daily living a breeze. Don't miss out—contact us today to make this charming home in Legacy yours!**

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

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







**INTERIOR SELECTIONS
FINAL PHOTO**

Job #309-2421
95 Legacy Passage

