



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2428, Calgary T2X 2B9

MLS® #: **A2176534**

Area: **Legacy**

Listing Date: **12/01/24**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 18-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **572**
Low Sqft:
Ttl Sqft: **572**

DOM

20
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: **1**

Access:

Lot Feat:
Park Feat: **Assigned, Plug-In, Stall**

Utilities and Features

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

Construction: **Mixed**
Flooring: **Carpet, Laminate, Linoleum, Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`0" x 9`3"	Den	Main	10`0" x 9`1"
4pc Bathroom	Main	7`6" x 5`0"	Kitchen	Main	8`4" x 8`6"
Living/Dining Room Combination	Main	13`5" x 12`6"			

Legal/Tax/Financial

Condo Fee:
\$252

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1610791**

Remarks

Pub Rmks: **Attention first-time home owners and investors - welcome to Legacy Gate! Embrace the thrill of homeownership with this ***TOP FLOOR*** beautifully upgraded and NEWLY RENOVATED unit with OPEN VIEWS. Brand new renovations include high quality wide plank 12mm engineered wood flooring in dining/living room, premium 45 oz ultra-soft carpet in bedrooms, and newly painted walls throughout. This unit also features upgraded stone countertops, upgraded appliances, SPACIOUS BALCONY, and more! Enjoy peace and quiet on the top floor with mountain views! Bask in the abundance of natural light that floods this sun-facing unit. The unit also comes with its own parking stall, while there's plenty of visitor parking and free street-parking for your guests. Convenience is at your doorstep, with quick access to neighbouring shops, grocery stores, restaurants, nearby parks and FUTURE C-TRAIN STATION. Don't miss out on this incredible opportunity to make this beautiful home your own.**

Inclusions: **N/A**
Property Listed By: **Key Realty Group Inc.**

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



