



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**385 LEGACY BOULEVARD Boulevard, Calgary T2X 0Y8**

MLS®#: **A2177101**

Area: **Legacy**

Listing Date: **11/05/24**

List Price: **\$530,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,441**  
Low Sqft:  
Ttl Sqft: **1,441**

Lot Information

Lot Sz Ar: **2,713 sqft**  
Lot Shape:

DOM

**15**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`5" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 11`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 10`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`7" x 7`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`9" x 25`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 13`5"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`10" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 11`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`1" x 3`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 8`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`5" x 8`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**1410705**

Remarks

Pub Rmks: **WELL-PAMPERED 4 BEDROOM UNIT | CHOICE LOCATION | GREEN SPACE.** Welcome to this beauty, in the choice community of Legacy. This home is in close proximity to lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, gyms, bus stops, public transportation and more. This corner unit town home has a west-facing backyard, no condo fees and includes 4 Bedroom, 3.5 Bathrooms, living area, dining area and two-car parking pads and it is not a condo. The main floor offers large/oversized living area, central dining room, kitchen as well as a half bath. The kitchen features all stainless steel appliances, ample spacious cabinet with bright colours, island with sitting, quartz countertops, and more. The back door area also has a large closet and mudroom. The upper floor features 3 good sized bedrooms, 2.5 Bath; including a four piece ensuite bath in the primary bedroom, his and hers closets in the room. The fully developed basement has a bedroom, full bathroom, 300 sq ft of extra living space/rec room, washer and dryer as well. This house offers proximity to Macleod Trail, Stoney Trail and Deerfoot Trail for easy access to the different areas of the city. Book a showing and catch of a glimpse of this.

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

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











