



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY Boulevard #1335, Calgary T2X 2B9**

MLS®#: **A2177135**

Area: **Legacy**

Listing Date: **11/03/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **757**  
Low Sqft:  
Ttl Sqft: **757**

**Titled, Underground**

DOM

**48**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 8`10"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`5" x 13`0"</b>
<b>Den</b>	<b>Main</b>	<b>6`9" x 8`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 9`10"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>3`3" x 7`3"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$365

Fee Simple  
Fee Freq:  
Monthly

M-X2

Legal Desc: 1610790

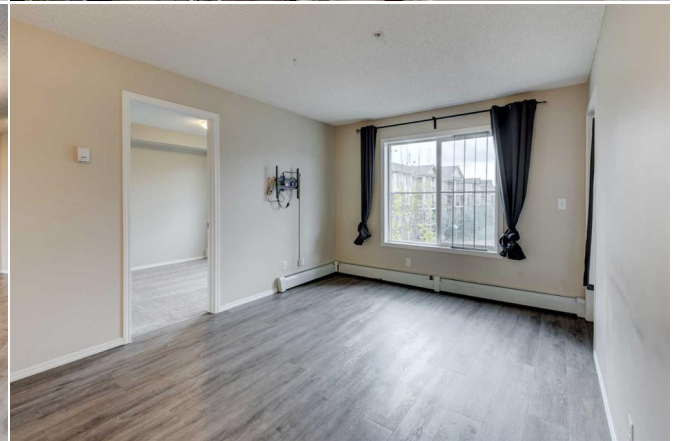
Remarks

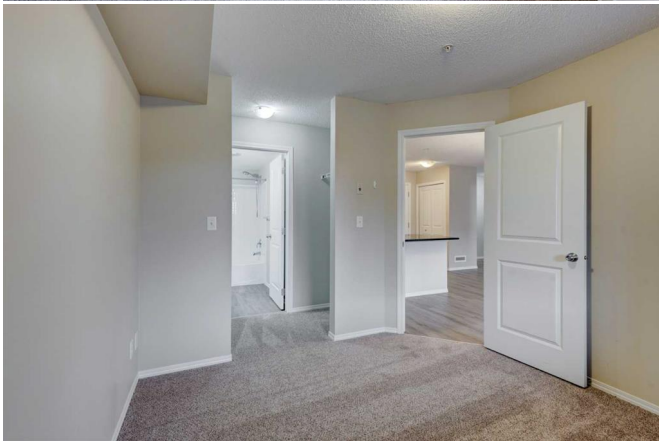
Pub Rmks: **Beautiful 2 bed with LARGE DEN + BRAND NEW CARPET IN BEDROOMS!! Modern kitchen with granite countertops, updated stainless steel appliances and ample storage space. From your kitchen you have a large and open west facing living room with a large bright patio, ideal for entertaining and relaxing. LVP throughout the living room, kitchen and bathrooms. The den is perfect for an office, storage or gym. Laundry is conveniently located in the main 4pc bathroom. In addition, you will enjoy 2 sizable bedrooms. The primary suite offers a walk-through gallery closet on your way to your 4pc ensuite. The community of Legacy offers a wide variety of shops, restaurants, retail stores and medical needs. Many parks, trails, playgrounds and greenspaces are within walking distance**

Inclusions: N/A  
Property Listed By: Nineteen 88 Real Estate

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









1335-81 Legacy Blvd SE, Calgary, AB

Main Floor Interior Area 737.29 sq ft



PREPARED: 2024/07/27



While regions are excluded from total floor area in GMADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.