



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY Boulevard #2332, Calgary T2X 2B9**

MLS®#: **A2178600**

Area: **Legacy**

Listing Date: **02/06/25**

List Price: **\$329,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Finished Floor Area

Abv Sqft: **705**  
Low Sqft:  
Ttl Sqft: **705**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

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

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Granite Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 10`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 8`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`8" x 13`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 11`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>Laundry</b>	<b>Main</b>	<b>4`11" x 7`7"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1610791

Remarks

Pub Rmks: **Discover the charm and convenience of this newly listed two-bedroom, two-bathroom condo, perfect for those who appreciate the finer details and a touch of historical intrigue. Freshly painted walls and impeccably cleaned carpets welcome you into a cozy 705 square foot retreat that is both airy and intimate. The heart of this home features a mini-split air conditioning and heat pump system, ensuring your comfort no matter the season. Added touches like ceiling fans in all rooms and an electric fireplace create a pleasant ambiance throughout. The kitchen boasts an under-the-counter water purification system, enhancing your culinary experience. Additionally, the space is thoughtfully completed with a charming dining set, ideal for meals for two. Privacy and serenity are paramount here, with no directly opposite condos, busy highways, or parking lots to disrupt your peace. Instead, enjoy a unique view that includes glimpses of the majestic Rockies. Your picturesque outlook is complemented by a beautifully maintained small historic cemetery from 1889, rarely used and lush with green grass, adding a slice of tranquility and a sprinkle of history viewed from your windows. This condo offers a rare blend of modern comfort and historical charm in an exceptional location, perfect for those looking to enrich their living experience with a bit of the past. Ready to move in and make it your own serene sanctuary?**

Inclusions: **Electric fireplace, round table with two chairs**  
Property Listed By: **RE/MAX Complete Realty**

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















