



THE
A-TEAM

**RE/MAX
FIRST**

95 LEGACY View, Calgary T2X 4H9

MLS®#: **A2178720**

Area: **Legacy**

Listing Date: **11/12/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **871 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,245**
Low Sqft:
Ttl Sqft: **1,245**

DOM

71
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Paved,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Door Opener,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Smart Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Third	7`8" x 6`11"
2pc Bathroom	Second	5`1" x 5`0"
Bedroom	Third	10`4" x 10`0"
Kitchen	Second	16`8" x 7`4"
Living Room	Second	14`2" x 12`0"
Furnace/Utility Room	Main	9`10" x 4`4"

Room	Level	Dimensions
4pc Ensuite bath	Third	7`7" x 6`11"
Laundry	Third	3`5" x 3`2"
Bedroom - Primary	Third	10`11" x 10`7"
Dining Room	Second	8`9" x 8`1"
Balcony	Second	10`8" x 6`1"
Entrance	Main	18`5" x 4`4"

Legal/Tax/Financial

Condo Fee:
\$262

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1811229**

Remarks

Pub Rmks: **Welcome to 95 Legacy View SE, a stunning, meticulously maintained, air-conditioned townhome nestled in the heart of Calgary's vibrant Legacy community. This 2-bedroom, 2.5-bathroom home features elegant, modern finishes and an array of upgrades designed for comfort and convenience. Key Features Include: 9-Foot Ceilings throughout the open-concept living and dining areas, creating a bright, spacious environment. Granite Countertops, Contemporary Cabinetry, and Stainless Steel Appliances in the well-appointed kitchen, complete with a pantry and a convenient 2-piece powder room just off the kitchen. Large Windows that flood the space with natural light, providing serene views of the landscaped grounds from the west-facing balcony—perfect for relaxing or entertaining. Two Generous Bedrooms, each with its own luxurious 4-piece ensuite bathroom and ample closet space. 2-Car Garage offering secure parking and extra storage space. Convenient Laundry located on the upper floor, designed for both practicality and ease. This home is just a short walk from local amenities including shopping, dining, gyms, transit stations, and the upcoming Legacy K-9 School, making it an ideal location for families. Don't miss out on this incredible opportunity—schedule your showing today!**

Inclusions: **Window Coverings**
Property Listed By: **eXp Realty**

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









