



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1313, Calgary T2X 2B9

MLS® #: **A2179320**

Area: **Legacy**

Listing Date: **11/14/24**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **670**

Low Sqft:

Ttl Sqft: **670**

DOM

6

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

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

Construction: **Stone, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 8`0"	Laundry	Main	3`6" x 3`6"
Living/Dining Room Combination	Main	18`0" x 14`0"	Bedroom - Primary	Main	12`0" x 9`0"
Bedroom	Main	10`0" x 9`0"	4pc Bathroom	Main	7`0" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$307

Title: **Fee Simple**
Fee Freq:

Zoning:
M-X2

Monthly

Legal Desc: 1610790

Remarks

Pub Rmks: **Nestled in the desirable community of Legacy, this sophisticated 2 bedroom, 1 bath condo has been meticulously cared for and offers countless lifestyle amenities and convenient accessibility at your doorstep. The open-concept layout boasts a stunning kitchen featuring stainless steel appliances, a stylish tiled backsplash, granite countertops, and a generous island that seamlessly flows into the dining and living areas. The primary bedroom is bathed in natural light and includes a large walk-in closet. A versatile second bedroom or dedicated home office space, a convenient in-suite laundry room, and a 4-piece bathroom complete this inviting home. Additionally, the unit is pre-wired for air conditioning, ensuring year-round comfort. Experience the pride of ownership evident in every detail. Don't miss the immersive 3D virtual tour to truly appreciate the unique qualities of this exceptional condo. Builder measurements=724 sq.ft**

Inclusions: NA
Property Listed By: RE/MAX First

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





