

**151 LEGACY MAIN Street #6208, Calgary T2X 4A4**

MLS® #: **A2179553** Area: **Legacy** Listing Date: **11/15/24** List Price: **\$339,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2020**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **629**  
 Low Sqft:  
 Ttl Sqft: **629**

**Tandem,Titled,Underground**

DOM

**5**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **1.0 ( 1 0 )**  
 Style: **Apartment**

Parking

Ttl Park: **3**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Track Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 11`8"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>14`0" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 10`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`2" x 4`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`7" x 2`11"</b>	<b>Storage</b>	<b>Main</b>	<b>5`2" x 4`10"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$303

Fee Simple

M-X2

Fee Freq:  
Monthly

Legal Desc: 1910702

Remarks

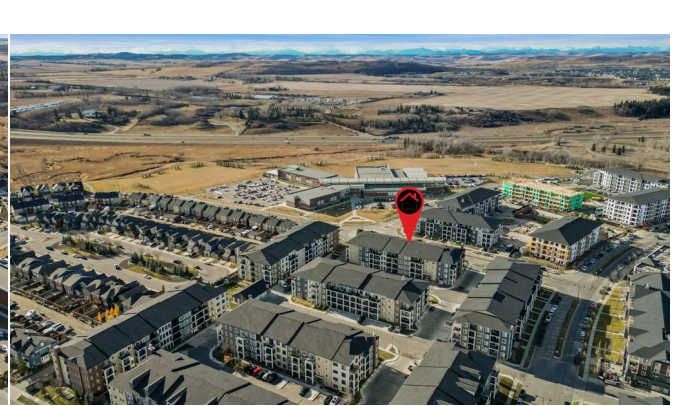
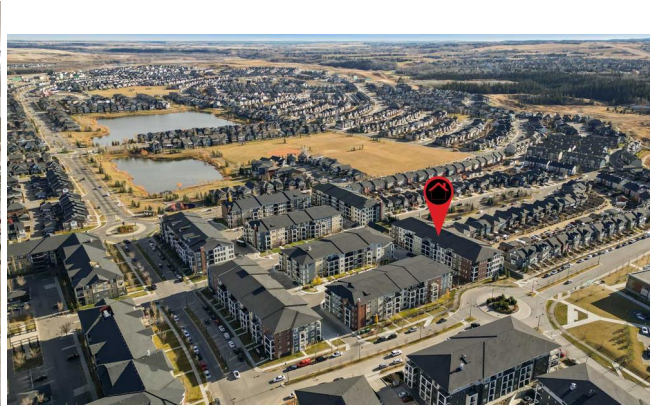
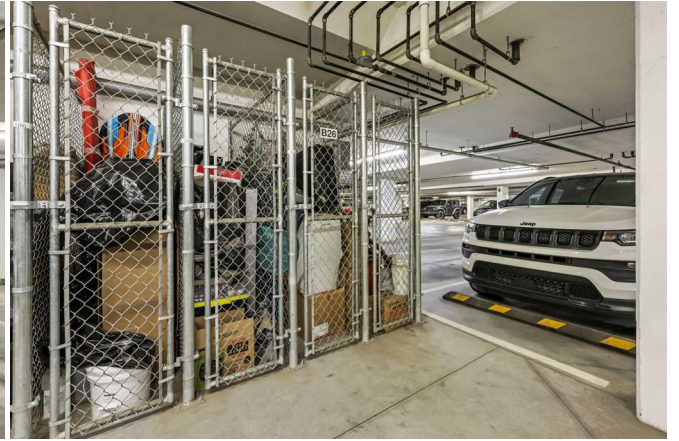
Pub Rmks: **Wonderful air conditioned apartment with 3 INDOOR parking stalls! Never will you need to fight for parking on the busy streets or scrap the frost off in the morning. This VERY sunny 2nd floor 2-bedroom home is in "MOVE IN CONDITION" & built with numerous custom upgrades. You will fall in love with all of the 630 sq ft of living space plus the covered south facing balcony... BBQ time! The open designed main living area features 9' ceilings with a large family room overlooking the kitchen/nook & foyer. The kitchen has upgraded cabinets, white QUARTZ counter tops, modern tile backsplash, upgraded stainless steel appliances, under mount stainless steel sink and lots of cabinets for storage. Big primary bedroom features a walk-in closet & more south views. The secondary bedroom also includes a full closet and can be used as a den. Plus upgraded light fixtures and a chic custom luxury vinyl plank floors, laundry room, storage room, book shelves, frost privacy glass wall, balcony gas line, and 3 indoor parking stalls (Titles). Check and Compare the incredible value. In addition this complex has great access to the new shopping right around the corner. \*\*BONUS features include - Easy access to the exit staircase for walking your dog. Quick Feb 2025 possession is available. Call your friendly REALTOR(R) today to view!**

Inclusions: **Book Shelves x3, Mirror**  
Property Listed By: **Jayman Realty Inc.**

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









#6208, 151 LEGACY MAIN STREET SE  
MARKET LEVEL: 1451, 12218 SQ. FT., 176.52 SF  
TOTAL ABOVE GRADE FMS SIZE: 12218 SQ. FT., 176.52 SF

