



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #2201, Calgary T2X3Z5

MLS® #: **A2179594**

Area: **Legacy**

Listing Date: **11/15/24**

List Price: **\$379,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **827**
Low Sqft:
Ttl Sqft: **827**

DOM

6

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction:

Concrete,Vinyl Siding,Wood Frame,Wood Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer

Int Feat:

Built-in Features,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 9`5"	Kitchen	Main	9`8" x 9`4"
Bedroom	Main	12`0" x 9`0"	Walk-In Closet	Main	7`6" x 3`8"
4pc Ensuite bath	Main	7`5" x 4`10"	Bedroom	Main	10`0" x 9`7"
Den	Main	7`7" x 7`6"	4pc Bathroom	Main	7`3" x 4`10"
Laundry	Main	5`9" x 3`0"	Balcony	Main	10`10" x 6`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$508

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1612802

Remarks

Pub Rmks: **Discover the ultimate in comfort and convenience in this stunning condo at Legacy Park! This BRIGHT and airy CORNER UNIT, offering OVER 800 sq ft of thoughtfully designed living space, is ready to impress. The stylish kitchen boasts an OVERSIZED ISLAND, sleek QUARTZ COUNTERTOPS, and upgraded STAINLESS STEEL APPLIANCES—perfect for cooking and entertaining. With one of the LARGEST FLOOR PLANS by Brad Remington, this unit features TWO generously sized bedrooms PLUS a versatile DEN/OFFICE space, ideal for working from home. Both the main bathroom and primary ensuite are luxuriously appointed with quartz countertops, deep soaking tubs, and ample vanity space. Enjoy the convenience of 2 TITLED PARKING SPOTS—one in the heated underground parkade and the other just steps from your front door. EXTRA STORAGE is made easy with a large UNDERGROUND STORAGE LOCKER. Relax in comfort year-round with in-suite A/C, and take in the fresh air from your balcony with BEAUTIFUL VIEWS. This condo is freshly painted in neutral tones and features brand-new flooring, making it move-in ready. Don't wait—schedule your private tour today!**

Inclusions: None
Property Listed By: Town Residential

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







