

215 LEGACY Boulevard #2201, Calgary T2X3Z5

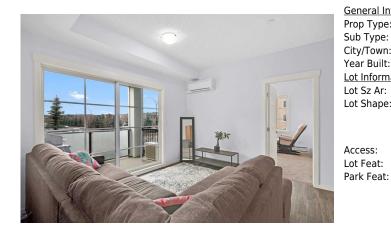
Utilities:

Condo Fee:

A2179594 11/15/24 List Price: **\$379,999** MLS®#: Area: Legacy Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2016 Year Built: Abv Saft: 827 Lot Information Low Sqft:

Finished Floor Area

Zoning:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

2

2.0 (2 0)

Apartment

6

Ttl Sqft: 827 Lot Sz Ar:

Lot Shape:

Lot Feat: Parkade, Titled, Underground

Utilities and Features

Roof: Construction:

Heating: **Baseboard** Concrete, Vinyl Siding, Wood Frame, Wood Siding

Flooring:

Sewer: Ext Feat: Balcony, BBQ gas line, Lighting, Playground Carpet,Linoleum Water Source:

Fnd/Bsmt:

Title:

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)

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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

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



