

215 LEGACY Boulevard #4218, Calgary T2X 3Z7

MLS®#: **A2181532** Area: **Legacy** Listing Date: **11/30/24** List Price: **\$199,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 09-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **405**
 Low Sqft:
 Ttl Sqft: **405**

DOM
53
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 6`7"	Kitchen	Main	13`9" x 5`2"
Bedroom	Main	8`10" x 8`3"	4pc Bathroom	Main	7`6" x 4`11"
Laundry	Main	3`11" x 3`6"	Balcony	Main	13`1" x 8`10"

Legal/Tax/Financial

Condo Fee: **\$235** Title: **Fee Simple** Zoning: **M-X2**
 Fee Freq:

Monthly

Legal Desc: **1612802**

Remarks

Pub Rmks: **Why rent when you can own this updated and affordable 1 bedroom condo in the heart of Legacy! This bright, south-facing 1-bedroom, 1-bathroom condo on the 2nd floor is a true gem offering a perfect combination of comfort and style. Boasting 9-foot ceiling throughout, a sleek kitchen with quartz countertops, stainless steel appliances, and ample cabinet space, this home combines modern elegance with functionality. The open floor plan offers flexibility, with a spacious living and dining area that flows onto a large sunny balcony—perfect for soaking up the sunshine or entertaining guests. It features a generously sized bedroom and one 4-piece bathroom. The convenience of in-suite laundry makes life even easier. The square footage is 453 from the builder. This property includes titled underground parking (#D60) and an assigned storage locker (#518) for added convenience. Situated in the sought-after community of Legacy, this home is close to walking paths, playgrounds, All Saints High School, and the Township Shopping Centre. Enjoy easy access to Macleod Trail, Stoney Trail and Deerfoot Trail. Commuting is a breeze with the Somerset/Bridlewood LRT station nearby. Additionally, you'll be close to South Health Campus, Fish Creek Park, 4 nearby golf courses, and more. Don't miss out—book your showing today!**

Inclusions: **None**
Property Listed By: **2% Realty**

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







