

**81 LEGACY Boulevard #1214, Calgary T2X2B9**

MLS®#: **A2181667** Area: **Legacy** Listing Date: **11/30/24** List Price: **\$325,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **844**  
 Low Sqft:  
 Ttl Sqft: **844**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Elevator,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 11`5"	Kitchen	Main	9`1" x 8`3"
Dining Room	Main	11`2" x 6`7"	Bedroom - Primary	Main	10`9" x 9`9"
Walk-In Closet	Main	7`11" x 2`3"	3pc Ensuite bath	Main	8`0" x 4`11"
Bedroom	Main	10`8" x 9`5"	Foyer	Main	7`11" x 4`1"
Den	Main	11`5" x 9`3"	Laundry	Main	7`10" x 2`11"
4pc Bathroom	Main	7`3" x 4`11"			

Legal/Tax/Financial

Condo Fee:  
**\$419**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2**

Legal Desc: **1610790**

Remarks

Pub Rmks: **REDUCED TO SELL!!!!. Welcome to the award-winning desirable community of Legacy! This 844 sqft two bedroom, two bath, well maintained condo comes with underground parking, a large open floor concept, offers the epitome of modern living, an incredible value for a first-time home buyer or a savvy investor, upon entering the unit, you are greeted by an open floorplan that flows seamlessly from the kitchen to the spacious living room with access to large covered deck. Two spacious bedrooms are on opposite sides of the unit- providing separation and privacy -great for roommate scenarios, or out of town guests. Other features include a designated dining spacious with room and a spacious in suite laundry with full sized washer and dryer, and additional storage space, one titled parking stall in underground heated parkade. This professionally managed complex has a beautiful courtyard area and visitor parking while the community of Legacy itself connects residents with lots of amenities such as, retail stores, shopping, restaurants, offices, bus service, Fire Station, Police and schools Easy get away via Stoney, Deerfoot and MacLeod Trail, steps from transit and quick access to the mountains! Don't miss out on this opportunity**

Inclusions:  
Property Listed By: **NA**  
**D Gees Realty Inc.**

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













