



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2140, Calgary T2X2B9

MLS® #: **A2185283**

Area: **Legacy**

Listing Date: **01/06/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **969**
Low Sqft:
Ttl Sqft: **969**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

26
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`0" x 11`8"	Bedroom - Primary	Main	11`0" x 10`10"
Bedroom	Main	10`1" x 10`3"	Den	Main	7`9" x 6`10"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	12`9" x 9`2"	Dining Room	Main	11`11" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$447

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1610791**

Remarks

Pub Rmks: **What a remarkable ground floor corner unit, located in the vibrant community of Legacy. This modern and spacious unit offers an array of desirable custom features, making it the ideal home for those seeking comfort, convenience, and style. One of the standout features of this property is the extra-large SW facing patio on a green space with railing (with gate) providing ample, secure space for outdoor relaxation and entertainment. As this condo is pet friendly, the sliding patio door offers easy access to the outside for when you walk your four legged friends for a walk! The interior of the unit is designed with functionality and storage in mind. White custom cabinetry is a prominent feature throughout the property, with highlights including a coffee bar, pantry, and extra storage in the 2nd bedroom. The kitchen has a large window, stainless steel appliances incl OTR microwave, and breakfast bar. The separate den is perfect for work-at-home situations. There is plenty of room for a dining room table and the living room offers plenty of light with a large window and access to the patio. Convenient insuite laundry and storage. The primary bedroom has 3 piece ensuite (oversized shower). A second bedroom with loads of extra storage has easy access to the 4 piece main bathroom. Situated in Legacy, you'll enjoy the benefits of a well-established community with a full shopping area within walking distance. This means that groceries, retail shops, restaurants, and other amenities are easily accessible, making your daily errands a breeze. Parking is never a concern, as it includes two parking spots. One of the parking spots is underground and titled, offering secure and protected parking for your vehicle along with a secure storage room. Additionally, there is an assigned surface parking stall just outside the building door, allowing for easy access to your vehicle.**

Inclusions: **NA**
Property Listed By: **RE/MAX Complete Realty**

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









