



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2417, Calgary T2X 2B9

MLS® #: **A2185879**

Area: **Legacy**

Listing Date: **01/07/25**

List Price: **\$254,900**

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: **Other**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **590**
Low Sqft:
Ttl Sqft: **590**

DOM

15
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9'0" x 8'11"	Bedroom - Primary	Main	13'2" x 11'9"
Dining Room	Main	6'6" x 10'10"	Kitchen	Main	7'10" x 7'11"
Living Room	Main	11'11" x 10'6"	Den	Main	11'11" x 8'11"

Legal/Tax/Financial

Condo Fee:
\$295

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1610791**

Remarks

Pub Rmks: **Welcome to the popular development of Legacy Gate in the amenity rich community of Legacy! Walk to local restaurants, shopping, schools, transit stops & more. South Calgary Hospital close by. Miles of paved pathways offering biking & scenic walks in nature along the valley ridge, Fish Creek Park, community parks & water features. Located on the top floor with no one above you but the birds! Quiet corner location with open views of the treed courtyard. Sunny south exposure floods the balcony & unit in natural light. Inside you'll discover an open, functional plan. The kitchen is open to the main living space perfect for entertaining! It has plenty of Maple cabinets, stainless steel appliances and granite counter tops. Enjoy casual dining at the sit up breakfast bar or sit at the table in the dining room. Roomy primary bedroom has space for a Queen bed and dresser. The additional den area offers space for a home office, storage or guest bedroom. Convenient in suite laundry. Full bathroom with tiled floors. The balcony offers lots of room for additional storage, a BBQ & chairs to enjoy the fresh outdoor air & pleasant views. Assigned parking stall is conveniently located close to the front entrance to the building. Come enjoy the maintenance free lifestyle this affordable condo offers!**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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







