



THE
A-TEAM

**RE/MAX
FIRST**

215 LEGACY Boulevard #1401, Calgary T2X 3Z6

MLS® #: **A2186967**

Area: **Legacy**

Listing Date: **01/14/25**

List Price: **\$375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **832**

Low Sqft:

Ttl Sqft: **832**

DOM

8

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer**
Int Feat: **Elevator, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`0" x 6`4"	Kitchen	Main	9`6" x 11`0"
Office	Main	10`10" x 8`3"	Living Room	Main	10`6" x 16`1"
Bedroom - Primary	Main	16`6" x 9`0"	4pc Bathroom	Main	7`7" x 4`11"
4pc Ensuite bath	Main	7`7" x 4`11"	Bedroom	Main	13`10" x 10`1"

Legal/Tax/Financial

Condo Fee: **\$483**

Title: **Fee Simple**

Zoning: **M-X2**

Fee Freq:
Monthly

Legal Desc: **1612802**

Remarks

Pub Rmks: **Step into your dreamy Top-Floor Condo in Legacy Park. Experience the epitome of urban living in this stunning 2-bedroom, 2-bathroom condo with a den! This spacious corner unit boasts Luxurious Features such as Quartz countertops, upgraded stainless steel appliances, and air conditioning for ultimate comfort. Perfect for young families or work-from-home professionals with a dedicated den ideal for an office space or nursery. This fabulous corner unit on the top floor offers breathtaking views and enhanced privacy. Underground heated titled parking stall and a spacious assigned storage locker included! The sought after community of Legacy is steps away from parks, school and shopping. Don't miss this opportunity to own a part of Legacy.**

Inclusions: **N/a**
Property Listed By: **eXp Realty**

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





