



THE
A-TEAM

**RE/MAX
FIRST**

151 LEGACY MAIN Street #6203, Calgary T2X 4A4

MLS® #: **A2189639**

Area: **Legacy**

Listing Date: **01/24/25**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **907**

Low Sqft:

Ttl Sqft: **907**

DOM

9

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Boiler,Natural Gas**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Storage**

Construction:
See Remarks

Flooring:
Carpet,Vinyl

Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Range,ENERGY STAR Qualified Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`8" x 15`8"	Living Room	Main	11`11" x 13`0"
Bedroom - Primary	Main	10`0" x 11`0"	Bedroom	Main	9`3" x 11`2"
Bedroom	Main	9`4" x 9`8"	4pc Ensuite bath	Main	5`0" x 10`8"
4pc Bathroom	Main	4`11" x 9`3"			

Legal/Tax/Financial

Condo Fee:
\$415

Title:
Fee Simple

Zoning:
M-X2

Fee Freq:
Monthly

Legal Desc: **1910702**

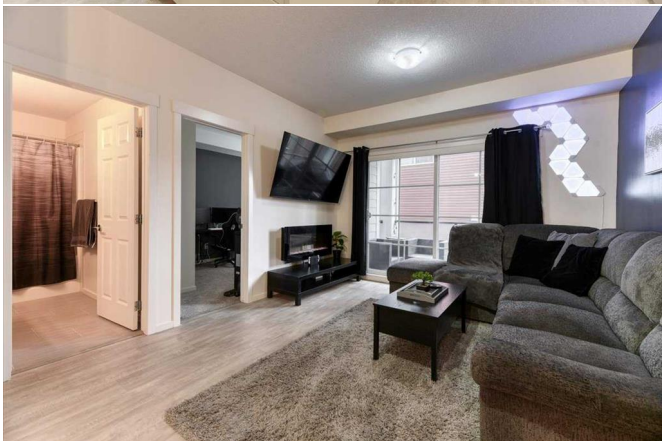
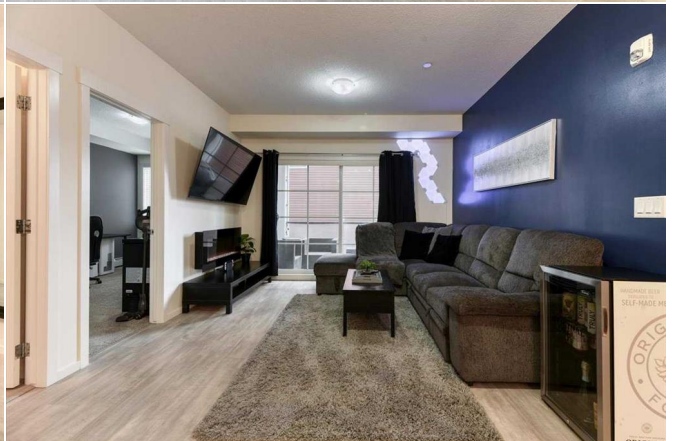
Remarks

Pub Rmks: **DONT MISS THIS BEAUTIFUL 3 BEDROOM CONDO!! Discover your perfect retreat in this stunning (PET FRIENDLY) unit nestled in the desirable Legacy community. Boasting an open floor plan and 9ft high ceilings, plenty of natural light with a south facing balcony, creating a warm and inviting atmosphere. A versatile and modern floor plan offering 3 bedrooms, this space is designed to accommodate several lifestyles with ease. The stylish interior features luxury vinyl plank throughout the principle living spaces and carpet in bedrooms. Modern kitchen equipped with stainless steel appliances, sleek quartz countertops, a kitchen island with seating serves as a perfect gathering spot for entertaining. The primary bedroom features a spacious walk-through closet and oversized his/hers vanity. The living area separates the primary bedroom from the second and third bedrooms providing added privacy. Step outside onto your private balcony with south exposure, where you can host gatherings, relax or simply unwind after a long work day. This unit comes with a storage locker, titled parking stall and plenty of visitor parking spaces. Located just minutes from parks, playgrounds, shopping, and schools, you'll have easy access to walking and biking paths, as well as a park area that leads to a large environmental reserve. Enjoy being only five minutes to popular amenities, South Health Campus hospital, movies theatres, local pubs and golf courses. Fish Creek Park is a quick ten-minute journey, the Legacy Village and Township, Calgary's newest shopping destination are just step from your doorstep. This remarkable property is a rare find in a vibrant community. Don't wait!!**

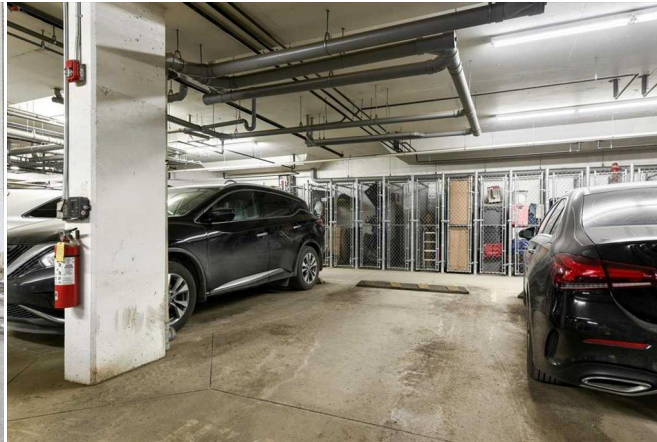
Inclusions: **NA**
Property Listed By: **Jaymz Town Real Estate**

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









6203-151 Legacy Main St SE, Calgary, AB

Main Floor Exterior Area 917.98 sq ft
Interior Area 957.66 sq ft



PREPARED: 2025/01/24



While regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

6203-151 Legacy Main St SE, Calgary, AB

Main Floor Exterior Area 90.85 sq ft
Interior Area 94.32 sq ft



PREPARED: 2025/01/24



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