



THE
A-TEAM

**RE/MAX
FIRST**

151 LEGACY MAIN Street #5205, Calgary T2X4A4

MLS®#: **A2189911**

Area: **Legacy**

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

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 15-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2021**

Finished Floor Area

Abv Sqft: **682**

Low Sqft:

Ttl Sqft: **682**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall,Underground

DOM

74

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Private Entrance**

Construction: **Composite Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	41`7" x 39`4"	Kitchen With Eating Area	Main	41`3" x 39`1"
Bedroom - Primary	Main	32`7" x 33`1"	4pc Ensuite bath	Main	16`2" x 26`0"
Walk-In Closet	Main	13`5" x 26`3"	Bedroom	Main	29`9" x 32`0"
4pc Bathroom	Main	26`0" x 16`2"	Laundry	Main	14`3" x 9`3"
Entrance	Main	16`2" x 13`8"	Balcony	Main	21`4" x 33`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$304

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1910702

Remarks

Pub Rmks: **Don't miss your chance to own this beautiful 2-bedroom, 2-bathroom condo with TWO TITLED PARKING SPACES in the highly desirable community of Legacy. This unit is situated on the second floor of the Legacy Park II complex, in building 5000. It features an open-concept design in the main living area. The kitchen is equipped with upgraded full-height cabinets, stainless steel appliances, a chimney-style hood fan, and quartz countertops, including on the island. The main living spaces are finished with luxury vinyl plank flooring, while both bedrooms are carpeted. The master bedroom includes a private en-suite bathroom, and the second bedroom has easy access to a full guest bathroom. The unit comes with two titled parking spaces: one underground stall and one surface spot with a view of your patio. This condo is in an excellent location, close to schools, public transit, shopping, and major routes like Macleod Trail, Stoney Trail, and Deerfoot Trail, making it convenient to get anywhere in the city.**

Inclusions: **Window Coverings**
Property Listed By: **Greater Calgary Real Estate**

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







