



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 LEGACY Boulevard #3308, Calgary T2X 2B9**

MLS® #: **A2192396**

Area: **Legacy**

Listing Date: **02/04/25**

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **849**  
Low Sqft:  
Ttl Sqft: **849**

**Stall, Underground**

DOM

**18**

Layout

Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Stone, Vinyl Siding**

Flooring:

**Carpet, Ceramic Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>16`2" x 23`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>30`4" x 37`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>26`0" x 26`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>35`10" x 32`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>26`6" x 16`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>38`7" x 35`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>59`4" x 50`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$419**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X2**

Legal Desc: **1610792**

Remarks

Pub Rmks: **This Unit has 3 Bedrooms, 2 Parking's (one underground, one stall), with 2 full bath is located in the sought community of Legacy. As you enter, you have your spacious living room, decent size dining and beautiful kitchen with granite countertops and stainless steel appliances. Master Bedroom has walk-in-closet and ensuite bath and other 2 Bedrooms has a common 4 piece bath. You have a good size balcony that you can relax while enjoying the awesome serene of nature. Also, you have your own in suite laundry. This professionally managed building has an appealing courtyard area, a playpark for kids, community garden, and a walking paths and gorgeous pond with a fountain. This is a superb location, where almost everything you need is just a walk away, from the Commercial area, and transportation and a lot more.**

Inclusions:  
Property Listed By: **N/A**  
**Diamond Realty & Associates LTD.**

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







