



THE
A-TEAM

**RE/MAX
FIRST**

151 LEGACY MAIN Street #8108, Calgary T2X 4A4

MLS®#: **A2194074**

Area: **Legacy**

Listing Date: **02/19/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade, Parking Lot, Plug-In, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **672**
Low Sqft:
Ttl Sqft: **672**

DOM

3

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6' 5" x 6' 7"	Kitchen	Main	12' 3" x 12' 7"
Living Room	Main	11' 5" x 12' 6"	Bedroom - Primary	Main	10' 8" x 10' 10"
Bedroom	Main	8' 6" x 10' 0"	5pc Bathroom	Main	4' 10" x 10' 9"

Legal/Tax/Financial

Condo Fee:
\$314

Title: **Fee Simple**
Fee Freq:

Zoning: **MX-2**

Monthly

Legal Desc: 1910702

Remarks

Pub Rmks: ****Open House Sunday Feb 23 12 - 2 pm** Welcome home to this beautifully appointed and immaculately kept two-bedroom apartment, combining modern design with an ideal location for savvy buyers or investors. This light filled gem offers the perfect blend of bright spaces inside with a large patio that leads directly to a tree-lined street, ideal for enjoying walking with your pet or hopping on your bike. You won't have to worry about those warm summer nights because you have air conditioning! The open concept layout showcases thoughtful upgrades including vinyl plank flooring and a kitchen that will make your friends jealous! The extra-large and extended island features quartz countertops with an integrated counter that incorporates a table section for gathering. Upgraded appliances, ceiling-height cabinetry and additional storage provide a beautiful and functional setting for meal creation and entertaining. The spacious primary bedroom is bright and airy with a tray ceiling that adds an extra layer of style. In between the bedrooms is a generously sized sleek 5 piece bathroom with a double vanity ensuring functionality combined with style. The second bedroom is perfect for a roommate, guest or office. With two titled parking stalls and assigned storage you have additional convenience, value and functionality for daily living. Perfectly positioned in the highly sought-after community of Legacy, you are just steps away from shopping, restaurants, schools, convenient transportation options, and parks and pathways.**

Inclusions:
Property Listed By: N/A
eXp Realty

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







