



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1305, Calgary T2X 2B9

MLS® #: **A2197167**

Area: **Legacy**

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

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned, Underground

Finished Floor Area

Abv Sqft: **700**
Low Sqft:
Ttl Sqft: **700**

DOM

0

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Granite Counters, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	8`9" x 4`11"	Walk-In Closet	Main	6`6" x 3`3"
Bedroom - Primary	Main	8`9" x 13`7"	4pc Bathroom	Main	4`11" x 7`5"
Dining Room	Main	8`11" x 8`3"	Living Room	Main	11`2" x 10`6"
Kitchen	Main	9`1" x 10`5"	Laundry	Main	7`11" x 4`0"
Bedroom	Main	8`6" x 9`5"	Balcony	Main	8`4" x 9`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple

M-X2

Fee Freq:

Monthly

Legal Desc: 1610790

Remarks

Pub Rmks: **Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the of community of Legacy. Situated on the 3rd floor, in this recently painted home you'll find a well-designed layout featuring two spacious bedrooms and two full baths, including a 3-piece ensuite and a walk-through closet in the primary suite. The open-concept living area boasts an upgraded kitchen with granite countertops, a convenient eating bar, and stainless steel appliances. The living and dining areas flow seamlessly, leading to a private balcony—perfect for relaxation. Additional highlights include in-suite laundry and a titled underground parking stall for convenience and security. Legacy is a vibrant community offering parks, playgrounds, shopping, and more, making this home a fantastic choice for first-time buyers and investors alike. Don't miss out on this incredible opportunity!**

Inclusions: N/A
Property Listed By: REAL BROKER

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









