



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #1317, Calgary T2X2B9

MLS® #: **A2197355**

Area: **Legacy**

Listing Date: **02/27/25**

List Price: **\$265,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **585**
Low Sqft:
Ttl Sqft: **585**

DOM

0

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

220 Volt Wiring,Assigned,Stall

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Lighting,Playground**

Construction:

Wood Frame

Flooring:

Carpet,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer

Int Feat:

Elevator,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 8`11"	Bedroom	Main	13`0" x 11`3"
Den	Main	11`4" x 8`6"	Dining Room	Main	11`3" x 6`7"
Kitchen	Main	13`9" x 8`2"	Living Room	Main	11`3" x 11`5"

Legal/Tax/Financial

Condo Fee:

\$266

Title:

Fee Simple

Fee Freq:

Zoning:

M-X2

Legal Desc:

1610790

Monthly

Remarks

Pub Rmks:

Welcome to this stylish and functional 1-bedroom + den condo in the vibrant community of Legacy! Offering a perfect blend of comfort and convenience, this home is ideal for first-time buyers, investors, or downsizers. The modern kitchen features stainless steel appliances, granite countertops, and ample cupboard space, making meal prep a breeze. The open-concept living area extends to a good-sized balcony equipped with a BBQ outlet, perfect for enjoying summer evenings. The den provides versatility—use it as a home office, guest space, or additional storage. The unit also includes a parking stall conveniently located near the entrance for easy access. Located close to shopping, dining, parks, and major roadways, this Legacy gem is a must-see. Book your showing today!

Inclusions:

n/a

Property Listed By:

CIR Realty

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







