



THE
A-TEAM

**RE/MAX
FIRST**

81 LEGACY Boulevard #2310, Calgary T2X2B9

MLS® #: **A2200738**

Area: **Legacy**

Listing Date: **03/09/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Apr**

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: **695**
Low Sqft:
Ttl Sqft: **695**

DOM

42

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1610791**

Remarks

Pub Rmks: **Attention First Time Home Owners and Investors. Welcome to the desirable and award winning community of Legacy. This unit features 2 bedrooms and 2 bathrooms. The Primary Bedroom includes an ensuite 3-piece bath. The kitchen features granite countertops and stainless steel appliances. The unit is newly painted and features large windows that allows natural lights. Stepping out of your nice living room will lead you to your own private balcony where you can relax and unwind. Your unit is walking distance away from shopping areas, groceries, restaurants, parks, pond and schools which are perfect for a family with children. This unit includes 1 underground titled parking. Contact your favorite Realtor today to book your private showing.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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









