

**2110, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2215683**



## \$295,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Primary Downstairs		

**Inclusions:** None

Perfect for Families or Savvy Investors! Welcome to this cozy and well-appointed 2-bedroom, 2-bathroom condo in the sought-after, pet-friendly community of Legacy Gate. Thoughtfully designed for comfort and convenience, this unit boasts a spacious open-concept layout with a large private patio overlooking a peaceful green space—perfect for relaxing or entertaining. Enjoy the added privacy of having only one neighboring unit and the ease of access with a titled, heated underground parking stall located just steps from the elevator. The stylish kitchen features granite countertops, rich dark caramel-stained real wood cabinetry with soft-close drawers and doors, and a full stainless steel appliance package—including a brand new refrigerator. Whether you're starting a family or expanding your investment portfolio, this home offers an exceptional lifestyle. Conveniently located near shopping, dining, parks, and public transit, everything you need is just minutes away. Don't miss this fantastic opportunity! Book your private showing today!