

**3406, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2321895



\$299,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and inviting top-floor condo in Legacy Gate. Offering 2 BEDROOMS, 2 BATHROOMS, and a versatile DEN. This unit blends comfort and functionality in one exceptional package. Step inside to a bright open-concept living space. The kitchen features stainless steel appliances, granite countertops, and a spacious island with seating - perfect for everyday living or entertaining. The bright and airy layout flows seamlessly from the living room area to your private SOUTH FACING BALCONY, where you can take in stunning MOUNTAIN VIEWS and enjoy the sunshine. The primary bedroom offers a comfortable and private space with a walk-in closet and a 3-piece ensuite. The second bedroom is generously sized and offers great flexibility for guests, growing family, or a home office. The 4-piece bathroom, located off the flex space, also features a stacked washer and dryer for added convenience. The dedicated den offers the perfect space for a home office, gym, study area, or flex room. In this unit you can stay cool during the summer months with its own IN-UNIT AIR CONDITIONING. Enjoy the added value of titled UNDERGROUND PARKING conveniently located right across from the elevator, along with a STORAGE UNIT attached directly to the stall - an increasingly rare find. Located in the vibrant community of Legacy, you'll love the easy access in and out of the neighbourhood, along with nearby shopping, schools, daycare and amenities. With close proximity to Fish Creek Park and an extensive network of walking paths, this is the perfect place to call home. Whether you're a first-time buyer, downsizer, or investor, this top-floor gem checks all the boxes.