

3319, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2340960



\$250,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Legacy                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 774 sq.ft.                         | Age:   | 2016 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                  |
|-------------|----------------------------------|
| Heating:    | Baseboard                        |
| Floors:     | Carpet, Linoleum                 |
| Roof:       | -                                |
| Basement:   | -                                |
| Exterior:   | Vinyl Siding, Wood Frame         |
| Foundation: | -                                |
| Features:   | Granite Counters, Open Floorplan |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 409 |
| LLD:       | -      |
| Zoning:    | M-X2   |
| Utilities: | -      |

Inclusions: Propane BBQ, Patio Table & 2 Chairs

This bright & open 2-bedroom, 2-bathroom condo in Legacy offers a comfortable & functional layout with plenty of natural light. The kitchen features granite countertops, stainless steel appliances, & abundant espresso cabinetry, providing plenty of storage & workspace. A spacious dining area flows into the large, bright living room, creating an inviting space for both everyday living & entertaining. Step outside to the north-facing balcony, located just off the living room. The generous primary bedroom includes a convenient 3-piece ensuite, while the second bedroom is well-sized & located near the additional full bathroom. A titled underground parking stall adds extra convenience. Ideally located within walking distance to grocery stores, restaurants, gyms, schools, parks, & pathways, this is a wonderful opportunity to enjoy comfortable condo living in the growing community of Legacy. Welcome home!