

3312, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2350890



\$225,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 290
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Bright third-floor 2 bedroom condo in Legacy Gate with low condo fees that includes heat. The kitchen features granite countertops and stainless steel appliances and opens to a comfortable living area with access to your private balcony. Two good-sized bedrooms and a full 4-piece bathroom create a practical layout for first-time buyers, downsizers and investors alike. An assigned parking stall adds everyday convenience. Legacy Gate is a well-managed complex in one of Calgary's most sought-after southeast communities. Shopping, restaurants and coffee shops are minutes away, and an extensive trail network is close by for walking, running and biking. Quick access to Macleod Trail and Stoney Trail makes commuting easy. Affordable, low-maintenance living in a great location. Book your private showing today.