

**2130, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2202322**



**\$308,888**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 694 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Underground         |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 335 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                      | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |        |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Welcome home! This bright and modern 2-bedroom, 2-bath condo is perfect for first-time buyers or investors looking for a smart, hassle-free opportunity. The airy, open-concept layout is ideal for entertaining or relaxing, with the added convenience of in-unit laundry and plenty of storage to keep things organized. Enjoy the best of both worlds in this main-floor unit, backing onto a quiet green space instead of a parking lot! With titled parking, low condo fees, and a building that's less than 10 years old, this home offers the perfect blend of comfort, convenience, and great value. Plus, it's the only condo in the building with a built-in reverse osmosis system—fresh, purified water straight from the tap! Leave the car at home! Walk to shopping, schools, playgrounds, and bus stops—everything you need is just steps away. Don't miss this rare opportunity—schedule your showing today!