

1405, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2219912



**\$311,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

\*\*\*TOP FLOOR with NO ONE jumping on your ceiling!!!\*\*SOUTH FACING into COURTYARD with NO NOISE from Main Street & TONS of Natural Lights!!!!\*\*OVER \$20K LUXURY UPGRADES INCLUDED from the Builder!!!! Step into elevated living with this stunning top-floor condo in the vibrant heart of Legacy! Boasting over \$20,000 in premium builder upgrades, this home exudes quality and style. Enjoy the peace and privacy of a top-floor unit with no neighbors above, while soaking in sunshine all day thanks to the beautiful south-facing exposure. This impeccably maintained condo is part of a well-managed complex located just moments from parks, schools, grocery stores, restaurants, and retail & everything you need is right at your doorstep. Designed with both comfort and functionality in mind, this layout offers two well-separated bedrooms for ultimate privacy. The spacious primary suite features a large walk-in closet, while the smartly planned kitchen and laundry areas make the most of every square foot. Even better? The incredibly low condo fees & thanks to the no-frills building design & help you save without sacrificing location or quality. Just minutes from major roads, a bustling shopping district, and a possible future LRT station, this condo is a smart choice for both homeowners and savvy investors. Don't miss your chance to own this sun-soaked gem & book your private showing today!