

1336, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2231450



\$319,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 762 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle, Asphalt/Gravel | Condo Fee: | \$ 394 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home | | |

Inclusions: n/a

Welcome to this beautifully updated and freshly painted condo located in the thriving, family-friendly community of Legacy—one of Calgary's most desirable southeast neighborhoods. This spacious home features 2 bedrooms plus a versatile den, perfect for a home office, nursery, or guest space, along with 2 full bathrooms for added comfort and convenience. The open-concept layout is filled with natural light, and the fresh updates give it a modern, move-in-ready feel. Step out onto the sunny private balcony, complete with a gas outlet for your BBQ—ideal for summer grilling and relaxing evenings. Underground parking stall for your convenience. Enjoy the benefits of a prime location, just minutes from shopping, schools, parks, and major roadways for an easy commute. Whether you're a first-time buyer, downsizer, or investor, this condo offers fantastic value and a lifestyle of comfort in a vibrant community. Great complex, low condo fees. Don't miss this opportunity to own a stylish, functional home in Legacy!