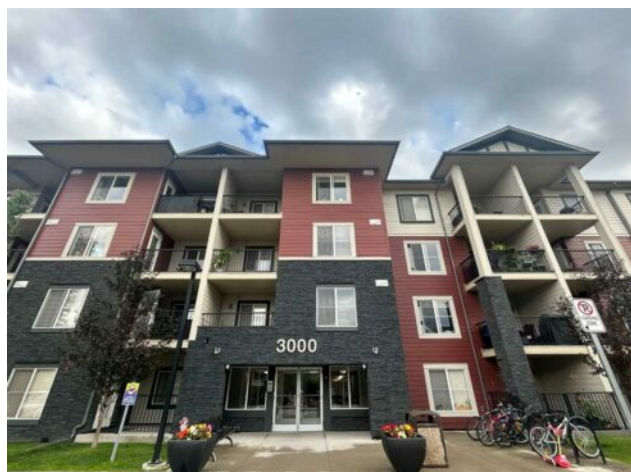


**3416, 81 Legacy Boulevard SE
Calgary, Alberta****MLS # A2246643****\$315,000**

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Welcome to Legacy Gate – a well-maintained, pet-friendly condo located in the heart of the award-winning Legacy community. This TOP FLOOR, 2 bedroom, 2 bathroom + Den unit offers a bright open-concept layout with granite countertops, stainless steel appliances, and modern dark cabinetry with plenty of storage. The spacious primary bedroom features a walk-in closet and a generously sized ensuite with a deep soaker tub. Step out onto your private balcony overlooking the beautifully landscaped central courtyard, with plenty of space to relax or BBQ. Additional highlights include in-suite laundry and a titled underground heated parking stall. The complex is professionally managed and surrounded by parks, walking paths, schools, shops, restaurants and a fully equipped 24/7 gym just steps away from the building —with quick access to Stoney, Deerfoot, and Macleod Trail. Call your favorite realtor today to book a showing for this exceptional condo!