

2340, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2256150



# \$338,888

|           |                                      |        |                  |
|-----------|--------------------------------------|--------|------------------|
| Division: | Legacy                               |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)   |        |                  |
| Style:    | Apartment-Single Level Unit          |        |                  |
| Size:     | 967 sq.ft.                           | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                    | Baths: | 2                |
| Garage:   | Assigned, Stall, Titled, Underground |        |                  |
| Lot Size: | -                                    |        |                  |
| Lot Feat: | -                                    |        |                  |

|             |                                                                                                                                |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                                                                                         | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                                                                                                           | Sewer:     | -      |
| Roof:       | -                                                                                                                              | Condo Fee: | \$ 485 |
| Basement:   | -                                                                                                                              | LLD:       | -      |
| Exterior:   | Composite Siding, Stone, Wood Frame                                                                                            | Zoning:    | M-X2   |
| Foundation: | -                                                                                                                              | Utilities: | -      |
| Features:   | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s) |            |        |

Inclusions: N/A

Check out the 3D Virtual Tour. Discover the charm and convenience of this GORGEOUS and well laid out condo in the sought after and award winning community of Legacy. This spacious 2 bedroom, 2 bathroom plus den END UNIT is the largest layout this complex builds. It offers peace, privacy, and an abundance of natural light thanks to its oversized windows and quiet corner location with open views. Step inside to find a bright, open floor plan with fresh paint, professionally cleaned carpets, and a thoughtfully designed layout. The kitchen boasts granite countertops, ceramic tiles, ample cabinetry, and a functional flow that's perfect for cooking and entertaining. Enjoy morning coffee or evening relaxation on your private balcony, soaking in the sunshine and tranquility of Legacy. The den area is a flexible space that can serve as a cozy home office, reading nook, or extra seating area. Retreat to the Master bedroom, complete with a walk-in closet and a 3 pce. ensuite for your comfort and convenience. A second spacious bedroom makes this home ideal for guests, roommates, or family. Additional highlights include the following: In-suite laundry, 2 parking spots (one titled underground and one assigned surface stall). Close to schools, shopping, transit stops, parks, and the South Calgary Hospital. Steps away from paved pathways for biking and scenic walks. Whether you're a first time buyer, downsizing, or investing, this home has everything you need and more. Contact your favourite Realtor today to book your private showing - this Legacy Gem will not last long.