

**1328, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2284702



\$249,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 569 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 273 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Stone, Wood Frame | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, Kitchen Island, Quartz Counters | | |
| Inclusions: | none | | |

Welcome to this beautiful third-floor condo offering a perfect blend of comfort, accessibility, and modern design. This 2-bedroom, 1-bathroom home features a bright, functional layout with a warm, contemporary feel that is truly move-in ready. Enjoy added convenience with the elevator located just steps from the unit, providing quick and easy access throughout the building. The open-concept design allows the kitchen to flow seamlessly into the dining and living areas—ideal for everyday living, entertaining, or working from home. Both bedrooms are generously sized and versatile, easily accommodating a home office, guest room, or shared living arrangement. The well-appointed 4-piece bathroom is clean, modern, and thoughtfully designed for everyday comfort. Step out onto the private balcony and enjoy beautiful third-floor views, the perfect spot for morning coffee or evening relaxation. A parking stall conveniently located directly in front of the unit adds year-round ease and security. Located in the desirable community of Legacy, residents enjoy close proximity to parks, walking paths, schools, shopping, restaurants, and everyday amenities, along with quick access to major roadways for an easy commute.