

3109, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2206813



# \$279,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Legacy                             |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 669 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 1                |
| Garage:   | Assigned, Off Street, Stall        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard   | Water:     | -      |
| Floors:     | Carpet, Linoleum  | Sewer:     | -      |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 334 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame                              | Zoning:    | M-X2   |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters |            |        |

Inclusions: N/A

Discover this cozy 2-bedroom, 1-bath condo in the highly sought-after Legacy community of SE Calgary. Situated on the main floor, it offers a private entrance, your own patio and an assigned parking stall—ideal for both first-time buyers and investors. The unit features freshly painted interiors and upgraded light fixtures, adding a modern touch to the comfortable layout. You’ll be just steps from a massive shopping plaza, park, playground, community pond and All Saints High School, while quick access to Macleod Trail makes commuting across the city a breeze. Plus, the low condo fees include heat, water, and exterior maintenance, offering worry-free living and excellent value. Don’t miss this great opportunity—book your showing today!