

**2317, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2215308**



**\$249,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	593 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome home to this fantastic 1 bedroom + den, CORNER UNIT in desirable Legacy Gate! Perfect for snowbirds, first time buyers, investors or newcomers to Calgary who want a great landing spot while learning all our great city has to offer! This unit is bright and welcoming with stylish kitchen finishes, spacious living/dining area, bedroom and den! The den offers so much flexibility as a great home office or hobby area where a murphy/cabinet bed or pull out couch could easily be accommodated for guests. The bathroom offers room for additional storage and you'll love being able to tuck the laundry away when hosting friends & family! Owning a corner unit means enjoying the most spacious of decks with room for warm evening dinners AND a cozy chair for savouring your morning coffee. The assigned parking stall with plug-in is conveniently located just across from the front entrance. Enjoy all the amenities that make Legacy such a sought after community - call your favourite Realtor and book your private showing today!