

2316, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2271211



\$280,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard		
Floors:	Carpet, Ceramic Tile		
Roof:	-		
Basement:	-		
Exterior:	Stone, Vinyl Siding, Wood Frame		
Foundation:	-		
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 394		
LLD:	-		
Zoning:	M-X2		
Utilities:	-		

Inclusions: NA

Welcome to this spacious and stylish 2-bedroom + den, 2-bathroom condo located in the vibrant community of Legacy. Offering a highly functional layout with modern finishes throughout, this home is perfect for first-time buyers, downsizers, or investors seeking exceptional value. The open-concept design features a bright living area that flows seamlessly into the contemporary kitchen, complete with sleek cabinetry, stone countertops, and stainless steel appliances. The two bedrooms are thoughtfully positioned on opposite sides of the unit for added privacy, making it ideal for roommates, guests, or working from home. A versatile den provides the perfect space for an office, hobby room, or additional storage. Enjoy the comfort of in-suite laundry and the convenience of a heated underground parking stall. Step outside to your private balcony-an inviting space to unwind and enjoy the community surroundings. Located in one of Calgary's fastest-growing neighbourhoods, this home is just steps from scenic walking paths, ponds, playgrounds, schools, grocery stores, and a wide range of amenities. With quick access to Macleod Trail, Stoney Trail, and major transit routes, getting around the city is effortless. This well-appointed condo offers the perfect blend of lifestyle, comfort, and convenience-an excellent opportunity in the heart of Legacy.