

**3407, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2278517**

**\$244,900**

**Top-Floor Condo Living in Legacy Gate**

**Our New Home**

**Modern Kitchen with Premium Finishes**  
Equipped with stainless steel appliances, granite countertops, and a large central island.

**Spacious Private Balcony**  
Large sliding doors open to a perfect space for morning coffee or relaxation.

**Building & Community**

**Key Financials & Fees**

**Condo Fee: \$272.94 / Month (Very Low)**

**Fee Includes:**  
• Heat, Water, Insurance, Parking, Snow Removal, Trash & More

**Pet-Friendly Building with Great Amenities**  
Includes an elevator, assigned parking, community gardens, and visitor parking.

**Vibrant Community**  
Steps from parks, schools, and shopping.

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** None

Top-floor \*\*\* No facing windows \*\*\* No direct neighbors \*\*\* Open concept \*\*\* Stainless appliances \*\*\* Granite counters \*\*\* Kitchen island \*\*\* Bright \*\*\* Large balcony \*\*\* In-unit laundry \*\*\* Very low condo fees with Heat & water included \*\*\* Pet friendly \*\*\* Elevator building \*\*\* Visitor parking \*\*\* Community gardens \*\*\* Walking paths \*\*\* Playground nearby \*\*\* Quiet low-rise \*\*\* Well-managed complex \*\*\* Legacy community \*\*\* Newer Built in SE Calgary \*\*\* Parks nearby \*\*\* Top Schools \*\*\* Shopping nearby \*\*\* Easy Macleod and Stoney Trail access \*\*\* Walkable neighborhood \*\*\* Strong value