

**3114, 81 Legacy Boulevard SE
Calgary, Alberta****MLS # A2279377****\$259,999**

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features: Storage	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub,		
Inclusions:	N/A		

This bright, well maintained 2-bedroom, 2-bathroom apartment in the vibrant Legacy community is move-in ready with new flooring throughout, fresh paint and low condo fees. The spacious kitchen boasts granite countertops, a pantry, and ample cabinet space. Unwind on the sunny balcony, perfect for BBQs and entertaining. Enjoy in-unit laundry, a 4-piece bathroom, and a 3-piece ensuite. With titled underground parking and pet-friendly policies, this well-maintained gem offers lakes, parks, bike paths, shopping, restaurants, excellent schools, and convenient transit just moments away. Families love the nearby kid-friendly playgrounds for endless outdoor fun and easy access to quality daycare options. Ideal as an investment or personal residence, this inviting home combines everyday comfort with true lifestyle convenience. Don't miss this inviting Legacy gem—schedule your private showing today!