



**GRASSROOTS**  
REALTY GROUP

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2118, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2218949



**\$289,900**

|           |                                      |        |                  |
|-----------|--------------------------------------|--------|------------------|
| Division: | Legacy                               |        |                  |
| Type:     | Residential/Low Rise (2-4 stories)   |        |                  |
| Style:    | Apartment-Single Level Unit          |        |                  |
| Size:     | 705 sq.ft.                           | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                    | Baths: | 1                |
| Garage:   | Covered, Secured, Stall, Underground |        |                  |
| Lot Size: | -                                    |        |                  |
| Lot Feat: | -                                    |        |                  |

|             |                                                               |            |        |
|-------------|---------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                        | Water:     | -      |
| Floors:     | Carpet, Linoleum, Vinyl Plank                                 | Sewer:     | -      |
| Roof:       | -                                                             | Condo Fee: | \$ 379 |
| Basement:   | -                                                             | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                               | Zoning:    | M-X2   |
| Foundation: | -                                                             | Utilities: | -      |
| Features:   | Breakfast Bar, Open Floorplan, Pantry, Storage, Vinyl Windows |            |        |

Inclusions: N/A

Welcome to this charming ground-floor condo in the heart of Legacy, one of Calgary's most sought-after communities known for its beautifully designed streetscapes, access to nature, and unmatched urban convenience. Whether you're a first-time buyer, downsizer, or investor, this home offers a rare blend of privacy, functionality, and lifestyle appeal. Backing onto a quiet green space, this unit offers exceptional privacy and a peaceful outdoor setting—perfect for morning coffees, evening unwinds, or letting your pet out with ease. You'll love the direct outdoor access and the convenience of nearby walking paths, parks, and greenbelts that make Legacy so livable. Step inside and you'll find a bright, open-concept living area that feels spacious and welcoming. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, and ample cabinetry—perfect for prepping meals or entertaining friends around the dining area or living room. This home features two generously sized bedrooms, offering flexible space for a guest room, office, or roommate setup. The 4-piece bathroom is clean and contemporary, while the in-suite laundry ensures all your daily needs are met with ease. From groceries and restaurants to coffee shops and fitness centres, this unit is just minutes from Legacy's full-service commercial plaza, offering walkable access to everything you need. Plus, with quick access to major roadways, commuting or weekend getaways are a breeze. Whether you're enjoying a peaceful retreat indoors or stepping out to explore the surrounding parks and trails, this condo is the perfect base for comfortable, connected living in Calgary's vibrant south.