



GRASSROOTS
REALTY GROUP

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2433, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2244427



\$299,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this TOP FLOOR unit that features TWO bedrooms AND a den! As you enter you will appreciate the open floor plan as well as the upgraded kitchen that has granite countertops, stainless steel appliances, tiled backsplash and plenty of counter and cabinet space! The central living room separates the 2 bedrooms - the primary bedroom has a 3 piece ensuite for your convenience as well as a walk through closet! The other bedroom is on the other side of the unit and the second bathroom is just outside the door to the den area! There is plenty of open space, in suite laundry, granite countertops in the bathrooms as well, a den for your home office, heated underground parking that is the first spot beside the elevator! All of this as well as bike storage, shopping just a short walk away, easy access to McLeod Trail and Stoney Trail, super close to golf, the South Calgary hospital, the YMCA and so much more! This is a great home and great value!