

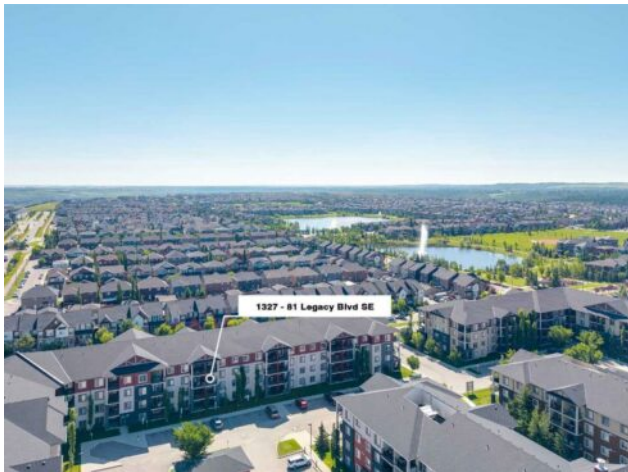


GRASSROOTS
REALTY GROUP

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1327, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2246226



\$299,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	697 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome Home to Legacy Gate! Located on the 3rd floor of Building 1000, this west-facing, fully updated 2-bedroom, 2-bathroom condo is ideal for first-time homeowners, investors, or empty nesters. The bright, open-concept layout features a spacious living and dining area with a breakfast bar overlooking the kitchen. Large windows flood the space with natural light, creating a warm and inviting atmosphere. Upgrades include granite countertops, brand-new kitchen cabinets, stainless steel appliances, fresh paint, and luxury vinyl plank flooring throughout. The primary suite offers a walk-through closet leading to a private 4-piece ensuite. Enjoy the convenience of in-suite laundry with full-sized machines and additional storage. Step out onto the large, covered balcony—perfect for relaxing or entertaining. This unit comes with a titled parking stall in a heated underground parkade, which also includes secure bicycle storage. Situated close to shopping, dining, parks, walking paths, and the South Health Campus Hospital, with easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail. Just steps from the #167 bus stop providing direct access to the Somerset/Bridlewood C-Train Station. Book your viewing today to see all that Legacy has to offer!