



GRASSROOTS
REALTY GROUP

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**3211, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2249251



\$269,001

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	666 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Impeccably Maintained 2-Bedroom Condo in Legacy – Low Condo Fees! Perfect for first-time buyers or investors, this clean and well-cared-for 2-bedroom, 1-bath condo is located in the heart of Legacy. The second-floor unit features a functional layout with a galley kitchen, breakfast bar, spacious living room, and a private balcony—ideal for a BBQ and bistro set. The primary bedroom includes a large picture window and generous closet space, while the second bedroom works well as a guest room or office. A ceiling fan helps keep it cool in warmer months. Located in a pet-friendly, well-managed building with low condo fees, and within walking distance to Sobeys, Tim Hortons, daycares, shops, parks, and scenic walking paths. Smoke-free and pet-free home.