



1112, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2275721



\$309,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	945 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 486
LLD:	-
Zoning:	M-X2
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 2-bathroom home that checks every box for today's buyer. Freshly painted throughout and featuring brand-new luxury vinyl flooring, this unit feels modern, bright, and truly move-in ready. The open-concept layout is designed for both everyday living and entertaining. The spacious kitchen showcases granite countertops, stainless steel appliances, and a large breakfast bar that naturally becomes the heart of the home. The new luxury vinyl flooring flows seamlessly through the living room, dining area, and bedrooms, creating a cohesive, contemporary feel. Large windows flood the space with natural light, giving the home a warm and welcoming atmosphere. Step out onto your private deck—perfect for morning coffee, summer BBQs, or unwinding at the end of the day. The generous primary bedroom offers a walk-through closet and a stylish 3-piece ensuite. Two additional well-sized bedrooms, a modern 4-piece bathroom, and a convenient in-suite laundry room complete the layout. A titled underground parking stall adds everyday comfort and peace of mind. Located in the highly desirable community of Legacy, you're just steps from parks, schools, shopping, and all the amenities you need. Thoughtfully updated and beautifully maintained, this home is an ideal opportunity for first-time buyers or anyone looking for a fresh start. Book your private showing today