



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3407, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2278517

\$244,900

Top-Floor Condo Living in Legacy Gate

Our New Home

Modern Kitchen with Premium Finishes
Equipped with stainless steel appliances, granite countertops, and a large central island.

Spacious Private Balcony
Large sliding doors open to a perfect space for morning coffee or relaxation.

Building & Community

Key Financials & Fees

Condo Fee: \$272.94 / Month (Very Low)

Fee Includes:
• Heat, Water,
• Insurance, Parking,
• Snow Removal,
• Trash & More

Pet-Friendly Building with Great Amenities
Includes an elevator, assigned parking, community gardens, and visitor parking.

Vibrant Community
Steps from parks, schools, shopping, and walking paths.

Division: Legacy	
Type: Residential/Low Rise (2-4 stories)	
Style: Apartment-Single Level Unit	
Size: 572 sq.ft.	Age: 2016 (10 yrs old)
Beds: 2	Baths: 1
Garage: Assigned, Stall	
Lot Size: -	
Lot Feat: -	
Heating: Baseboard	Water: -
Floors: Carpet, Tile	Sewer: -
Roof: -	Condo Fee: \$ 273
Basement: -	LLD: -
Exterior: Composite Siding, Stone, Wood Frame	Zoning: M-X2
Foundation: -	Utilities: -
Features: Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows	
Inclusions: None	

Top-floor *** No facing windows *** No direct neighbors *** Open concept *** Stainless appliances *** Granite counters *** Kitchen island
*** Bright *** Large balcony *** In-unit laundry *** Very low condo fees with Heat & water included *** Pet friendly *** Elevator building ***
Visitor parking *** Community gardens *** Walking paths *** Playground nearby *** Quiet low-rise *** Well-managed complex *** Legacy
community *** Newer Built in SE Calgary *** Parks nearby *** Top Schools *** Shopping nearby *** Easy Macleod and Stoney Trail
access *** Walkable neighborhood *** Strong value