



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

MLS # A2278517

\$234,900

Top-Floor Condo Living in Legacy Gate

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
Includes an elevator, assigned parking, community gardens, and visitor parking.

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

Vibrant Community
Steps from playground, school, and walking paths.

Key Financials & Fees

- Condo Fee: \$272.94 / Month (Very Low)**
- Fee Includes:** Heat, Water, Insurance, Parking, Snow Removal, Trash & More

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|------------------|------------------------------------|---------------|-------------------|
| 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