



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

MLS # A2278517

\$244,900

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:	-		

Top-Floor Condo Living in Legacy Gate

Your 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

Condo Fee \$272.94 / Month (Very Low)

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

Key Financials & Fees

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

Vibrant Community
Steps from top schools, walking distance to parks and playgrounds.

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