



GRASSROOTS
REALTY GROUP

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**1123, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2280442



\$259,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

A thoughtfully updated ground-floor condo offering comfort, accessibility, and modern style. This 2-bedroom, 1-bathroom home delivers a warm, contemporary feel with finishes that feel current yet timeless. Recent improvements throughout the unit include luxury vinyl plank flooring, updated trim and baseboards, fresh paint, modern lighting, new kitchen cabinetry, a sleek backsplash, and refreshed bathroom tile—creating a cohesive, move-in-ready space with no work left to do. The open layout is efficient and inviting, with the kitchen flowing naturally into the dining and living areas - ideal for everyday living, entertaining, or working from home. Both bedrooms are well-proportioned and flexible, easily accommodating a guest room, home office, or shared living arrangement. The updated bathroom is clean and modern, complementing the home's overall design. One of the standout features is the private ground-level entry, offering easy access directly into the unit. A titled stall in the heated underground parkade ensures comfort and security year-round. Situated in the established community of Legacy, residents enjoy close proximity to parks, walking paths, schools, shopping, restaurants, and daily amenities, along with convenient access to major roadways for commuting. Whether you're a first-time buyer, downsizer, or investor, this low-maintenance, updated condo presents an excellent opportunity to own in a vibrant and growing neighbourhood.