



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

MLS # A2280442



\$239,900

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|------------------|-------------------------------------|---------------|-------------------|
| 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.