



**GRASSROOTS**  
REALTY GROUP

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2324, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2284807

**\$257,500**



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

Just like new! Freshly painted and new carpet just installed. Don't miss this opportunity for one of the best-priced 2-bed, 2-bath units in the south! Welcome to Legacy Gate, where modern comfort meets unbeatable convenience! Located in the sought-after community of Legacy, this popular development places you within walking distance to restaurants, shops, schools, transit, and more. The South Calgary Hospital is just minutes away, and you'll love exploring miles of paved pathways perfect for biking or scenic walks through Fish Creek Park, community greenspaces, and beautiful water features. This beautiful 2-bedroom, 2-bathroom condo with a west-facing balcony offers a bright, open floor plan with granite countertops, stainless steel appliances (including a microwave hood fan), and an upgraded washer and dryer. Both bedrooms are generously sized. Ideal for guests, roommates, or a home office setup. Enjoy the comfort and convenience of heated underground parking for those cold Calgary winters.