



GRASSROOTS
REALTY GROUP

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**3416, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2288166



\$305,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: NA

Welcome to Legacy Gate — a well-maintained, pet-friendly condo located in the heart of the award-winning Legacy community. This TOP FLOOR 2 bedroom, 2 bathroom + den unit offers a bright, open-concept layout featuring granite countertops, stainless steel appliances, and modern dark cabinetry with ample storage. Recently upgraded with stylish vinyl plank flooring throughout the living room and bedrooms, this home offers a fresh, modern feel that is both durable and easy to maintain. The spacious primary bedroom includes a walk-in closet and a generously sized ensuite complete with a deep soaker tub. Step out onto your private balcony overlooking the beautifully landscaped central courtyard — the perfect space to relax or enjoy summer BBQs. Additional highlights include in-suite laundry and a titled underground heated parking stall. The professionally managed complex is surrounded by parks, walking paths, schools, shops, restaurants, and a fully equipped 24/7 gym just steps from the building — with quick access to Stoney Trail, Deerfoot Trail, and Macleod Trail. Don't miss this exceptional opportunity — call your favorite Realtor today to book your private showing!