



2112, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2292487



**\$314,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

**Inclusions:** TV Wall Mount

This well-appointed main floor condo offers over 950 square feet of thoughtfully designed living space, featuring three bedrooms and two full bathrooms. A spacious entryway welcomes you in, leading to an open-concept kitchen, dining, and living area that balances function and comfort. The kitchen stands out with granite countertops, stainless steel appliances, real wood cabinetry with soft-close doors, and a convenient breakfast bar for casual meals or entertaining. The living room provides a comfortable place to relax, with direct access to a large patio overlooking a quiet green space, an ideal setting to enjoy some fresh air or unwind at the end of the day. Positioned with neighbors on only one side and located close to the elevator, the unit offers a more private atmosphere along with easy access to the heated underground parkade. The primary bedroom is generously sized and features a walk-through closet leading to a private three-piece ensuite complete with an oversized shower. Two additional rooms offer flexibility for family, guests, or a dedicated home office. A full four-piece bathroom serves the secondary spaces, while the in-suite laundry and storage room add everyday practicality. This home includes a titled underground parking stall in a heated parkade, along with secure bicycle storage. Pet owners will appreciate that cats and dogs up to 15 kg are permitted with board approval. Situated in the established and growing community of Legacy, this location offers a strong balance of natural surroundings and urban convenience. Residents enjoy access to extensive walking paths, parks, playgrounds, and nearby environmental reserves, along with a variety of shops, restaurants, fitness options, and essential services just a short distance away. The area is also home to All Saints High School and a brand-new K&dash;9 school opening in 2026, making

it a practical choice for a range of lifestyles. Commuting is straightforward with quick connections to major routes including Macleod Trail and Stoney Trail, while public transit options are close by. Nearby destinations such as Fish Creek Park, Spruce Meadows, and the Bow River add to the appeal for those who enjoy outdoor activities, with the mountains within reasonable reach for weekend trips. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.