1237, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2293317

$320,000

Division:	Legacy
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	853 sq.ft.
Age:	2016 (10 yrs old)
Beds:	2
Baths:	2
Garage:	Assigned, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 455
Basement:	-	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-X2
Foundation:	-	**Utilities:**	-

Features: Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Inclusions: Window Blinds

Welcome to this bright and spacious corner unit offering 2 bedrooms, 2 full bathrooms, a flexible nook area, and 2 parking stalls—one underground and one surface. With windows on multiple sides, this home is filled with natural light throughout the day, creating a warm and inviting atmosphere. The open-concept layout features a generous living area that flows seamlessly onto a large private balcony, perfect for relaxing or entertaining. The kitchen is equipped with granite countertops and stainless steel appliances, providing both style and functionality. Thoughtfully designed with the bedrooms located on opposite sides of the unit, the layout offers excellent privacy and sound separation. The additional nook space offers versatility, ideal for a small home office setup, reading corner, or extra storage with a wardrobe. Conveniently located close to shopping plazas, restaurants, grocery stores, and scenic walking paths leading to nearby ponds, this home combines comfort, practicality, and an excellent location. Don’t miss this opportunity—schedule your private showing today!