



2305, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2299692



**\$250,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Walk-In Closet(s)		

**Inclusions:** None.

**\*\*BEST PRICED 2BED 2BATH CONDO IN LEGACY! SOUTH EXPOSURE\*\*** Welcome to one of the best priced 2 bedroom 2 bathroom condos in Legacy, offering incredible value in a highly sought after community. This spacious south facing unit is filled with natural sunlight throughout the day, creating a bright and inviting atmosphere from the moment you walk in. Thoughtfully designed with an ideal layout, the two bedrooms are positioned on opposite sides to maximize privacy. The primary bedroom features a walk through closet and a full ensuite, while the second bedroom is perfectly suited for guests, a home office, or additional family members, with another full bathroom conveniently located nearby. The kitchen and living space flow seamlessly together, offering plenty of room for both everyday living and entertaining. Large windows and the south exposure allow for an abundance of natural light, enhancing the overall feel of the home. You also have the added convenience of in suite laundry, an underground parking stall, and low condo fees that include heat, making this an extremely affordable and practical option. Located in Legacy Gate, you are just steps away from Township Shopping Centre and surrounded by every amenity you could need including grocery stores, restaurants, coffee shops, fitness centres, banks, retail stores, and professional services. Enjoy nearby parks, walking paths, playgrounds, and quick access to major roadways such as Macleod Trail and Stoney Trail, making commuting simple and efficient. Legacy is a master planned community known for its beautiful green spaces, extensive pathway systems, schools including All Saints High School, and a strong sense of community. Whether you are a first time buyer, down-sizer, or investor, this is an opportunity to secure a well maintained, sun filled condo in one of Calgary's most

desirable and rapidly growing neighbourhoods. Great price, great layout, and an unbeatable location make this one easy to say yes to.