



**2232, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2303346

\$249,950



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Here's a smart start, a 2 bedroom, 2 bathroom condo in Legacy with low condo fees that include everything except Electricity. Immaculate inside with new Vinyl plank flooring, fresh paint in soft neutral tones and facing West to enjoy the views. Thoughtful set up for sharing with bedrooms on opposite sides of the unit separated by a spacious living and dining room. Step out onto your covered balcony with west views (over the graveyard, so peaceful, quiet and well kept) a great place to enjoy a sunny afternoon. Efficient kitchen design with plenty of cabinets, quartz counters & pantry. Off the back of the kitchen is the Laundry room with a full size, stacked washer & dryer, additional shelving & storage space. Additional bonuses include titled, heated underground parking, secure underground bike storage & pets allowed with board approval (max 15kg). Common area has a lovely seating area with fire pit and even a designated spot for pet relief. Enjoy walking & cycling on the plentiful pathways and around the ponds that are scattered throughout the neighbourhood. Legacy borders a 300 acre protected environmental reserve with 15 km of pathways to enjoy. There is even a community garden so you can try your hand at growing some of your own veggies. Major Shopping, restaurants and services are within walking distance at Township Shopping Centre and you're just a quick 5 minute drive out to Stoney Trail or McLeod Trail to get downtown or out of town! Transit offers 1 quick commuter bus to the Shawnessy C-Train station for your convenience as well. You're going to love living here! Note some photos have been virtually staged.