



2226, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2149010



**\$375,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, See Remarks, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 433
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage		

**Inclusions:** NA

Welcome to the award winning community of Legacy! This 956 sqft three bedroom, two bath, beautifully maintained condo comes with two parking spots and is nestled in the heart of the Legacy Gate Condominium development. The largest of the floor plans in this development, the "Evolution", offers the epitome of modern living. Upon entering the unit, you are greeted by an open floorplan that flows seamlessly from the kitchen to the living room. Two spacious bedrooms are on opposite sides of the unit- providing separation and privacy -great for roommate scenarios, or out of town guests. The primary bedroom enjoys west views, a walk-thru closet and beautiful three piece ensuite bathroom, while a secondary four piece bathroom serves the second bedroom and guests from the living room and kitchen. The third bedroom, currently converted to an exceptional storage space (easily reverts back to a 3rd bedroom) with room for a home office AND utility type storage area that includes a beverage fridge, freezer and can accomodate all of your seasonal items! Large windows throughout the unit create an abundance of natural light. With many customized features including built-in pantry with pull-outs and upper shelving, kitchen with granite counters, under cabinet lighting, custom lower cabinet full extension pull-outs and updated stainless steel appliances. Other features include a designated dining space with room for a side table/hutch, wall mounted AC unit in the living room, private west facing balcony with no homes behind and a spacious laundry room with full sized washer and dryer and additional storage space. One titled parking stall in the underground heated parkade and one above ground assigned parking stall. This professionally managed complex has a beautiful courtyard area and visitor parking while

the community of Legacy itself connects residents with over 1.7 million sqft of retail stores, restaurants and offices across 4 retail sites, schools (current and planned) for all ages as well as walking/bike pathways across a vast 300-acre environmental reserve. Close to Stoney, Deerfoot and MacLeod Trail, steps from transit and quick access to the mountains!