



1328, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2153313



\$296,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	575 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 252
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this 2-bedroom condo uniy third floor unit located in the Legacy Gate complex in the sought-after community of Legacy! This apartment unit is perfect for first time home buyers or investors! As you walk in you will notice the a large vibrant living room leading up to a large balcony with loads of sunlight. This balcony offers a nice view to enjoy your evening and lets in loads of sunlight! Upgrades to this unit include GRANITE countertops! Additional benefits include in-unit laundry, easy access to an elevator for your comfort. Legacy Gate is conveniently located with access to Macleod & Stoney Trail. You can drive to the Somerset-Bridlewood C-train station in less than 10 minutes! A shopping center is also nearby for all your day-to-day needs. Visit Starbucks or your grocery store within minutes, or drive to Bragg Creek in 35 minutes! Amazing opportunity for investors!