



**1310, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2172319**



**\$305,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this stunning condo located in the vibrant Legacy community of Calgary. Perfect for first-time buyers or savvy investors, this meticulously maintained 3rd-floor unit offers two bedrooms and two bathrooms, each showcasing pristine contemporary finishes. The modern kitchen boasts granite countertops, sleek stainless steel appliances, and ample cabinet space, making meal preparation a breeze. The primary bedroom features a walk-through closet and a 4-piece ensuite, while the second bedroom provides flexibility for guests or a home office. An additional 4-piece bathroom, in-suite laundry, and secure underground heated parking complete this fantastic offering. Conveniently located near schools like Chaparral School, Dr. George Stanley School, and Centennial High School, this condo is ideal for families. Daily conveniences such as Sobeys, M&M Food Market, and Save-On-Foods are just moments away, while Legacy Pond and Walden Park offer serene retreats for outdoor relaxation. With its unbeatable location near parks, walking trails, shops, restaurants, and easy access to major roads, this condo promises a lifestyle of comfort and convenience. Don't miss the chance to make this beautiful space your new home—schedule a viewing today!