



1335, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2177135



**\$329,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 365
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Beautiful 2 bed with LARGE DEN + BRAND NEW CARPET IN BEDROOMS!! Modern kitchen with granite countertops, updated stainless steel appliances and ample storage space. From your kitchen you have a large and open west facing living room with a large bright patio, ideal for entertaining and relaxing. LVP throughout the living room, kitchen and bathrooms. The den is perfect for an office, storage or gym. Laundry is conveniently located in the main 4pc bathroom. In addition, you will enjoy 2 sizable bedrooms. The primary suite offers a walk-through gallery closet on your way to your 4pc ensuite. The community of Legacy offers a wide variety of shops, restaurants, retail stores and medical needs. Many parks, trails, playgrounds and greenspaces are within walking distance