



**3309, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2178323**



**\$294,500**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 307
<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>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

Move in by Christmas! We are delighted to present this 3rd floor 2 Bed, 1 Bath home presented at Legacy Gate. The property offers a very comfortable and well laid out living space, with a stunning kitchen with plenty of cabinets and island with granite countertops. The spacious dining room is open to the living room. The balcony is large enough for entertaining and overlooks a central Courtyard. Walking distance to bus stop which links with LRT, very close to major roadway and access to the city without the noise. Walking distance to Sobeys, Dollarama, Shoppers Drug Mart, Smittys, playground and much more. Suite includes, in-suite laundry and granite countertops.