



2332, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2178600



\$329,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	705 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Electric fireplace, round table with two chairs

Discover the charm and convenience of this newly listed two-bedroom, two-bathroom condo, perfect for those who appreciate the finer details and a touch of historical intrigue. Freshly painted walls and impeccably cleaned carpets welcome you into a cozy 705 square foot retreat that is both airy and intimate. The heart of this home features a mini-split air conditioning and heat pump system, ensuring your comfort no matter the season. Added touches like ceiling fans in all rooms and an electric fireplace create a pleasant ambiance throughout. The kitchen boasts an under-the-counter water purification system, enhancing your culinary experience. Additionally, the space is thoughtfully completed with a charming dining set, ideal for meals for two. Privacy and serenity are paramount here, with no directly opposite condos, busy highways, or parking lots to disrupt your peace. Instead, enjoy a unique view that includes glimpses of the majestic Rockies. Your picturesque outlook is complemented by a beautifully maintained small historic cemetery from 1889, rarely used and lush with green grass, adding a slice of tranquility and a sprinkle of history viewed from your windows. This condo offers a rare blend of modern comfort and historical charm in an exceptional location, perfect for those looking to enrich their living experience with a bit of the past. Ready to move in and make it your own serene sanctuary?