



**2310, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2188105



\$322,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	695 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry		

Inclusions: None

Attention First Time Home Owners and Investors. Welcome to the desirable and award winning community of Legacy. This unit features 2 bedrooms and 2 bathrooms. The Primary Bedroom includes an ensuite 3-piece bath. The kitchen features granite countertops and stainless steel appliances. The unit is newly painted and features large windows that allows natural lights. Stepping out of your nice living room will lead you to your own private balcony where you can relax and unwind. Your unit is walking distance away from shopping areas, groceries, restaurants, parks, pond and schools which are perfect for a family with children. Just when you thought it cannot get better, this unit also features a rare 3 car parking spaces which includes 1 underground titled parking and 2 assigned surface parking (127 & 128). One of the assigned surface parking is currently rented out on a month to month basis for \$75/mo. Use them yourself or you can rent them out for extra income. Contact your favorite Realtor today to book your private showing.