



**GRASSROOTS**  
REALTY GROUP

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3115, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2192007



**\$314,900**

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	701 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This beautiful, ground floor unit looks and feels brand new - sparkling clean, is in excellent condition, and freshly painted - a non-smoking and no animal home! Offering 2 bedrooms, and 2 full bathrooms, a living room and an eat-in kitchen including stainless steel appliances, granite countertops, a laundry/storage room, plenty of visitor parking, a private balcony entrance, and more. The primary bedroom offers ample closet space with a double-sided walk-through closet on the way to your 3-piece bathroom. Enjoy the comforts and convenience of heated underground parking. Located close to parks, pathways, playgrounds, schools, daycares, and extensive amenities all within walking distance.