



**2109, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2195863



\$309,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	700 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Nestled in the vibrant community of Legacy, this beautifully maintained , pet-friendly main-floor condo offers the perfect blend of style, comfort, and convenience. With its own private entrance and enclosed patio with a gated entry, this home feels both welcoming and exclusive. Designed for modern living, the thoughtfully laid-out interior features two spacious bedrooms, including a primary suite with a walk-through closet and a sleek 3-piece ensuite. A second full 4-piece bathroom adds to the home’s functionality, both bathrooms finished with contemporary touches. The stylish kitchen is a standout, boasting gleaming granite countertops, stainless steel appliances, and ample space for cooking and entertaining. In-suite laundry and storage provide added convenience, making everyday living effortless. Step outside to a private patio, offering a peaceful retreat, while the heated underground parking stall ensures your vehicle stays warm year-round. Plenty of visitor parking is enjoyed by all owners of this building, making it easy for guests to visit. This stunning unit is an incredible opportunity for first-time buyers or investors looking to enjoy the best of Legacy’s dynamic lifestyle. Surrounded by excellent amenities, this home is just minutes from schools such as Chaparral School, Dr. George Stanley School, and Centennial High School. Everyday essentials are conveniently within reach, with Sobeys, M&M Food Market, and Save-On-Foods nearby. For outdoor enthusiasts, Legacy Pond and Walden Park provide the perfect backdrop for relaxation and recreation. Don't miss your chance to own this exceptional property in one of Calgary’s most sought-after communities!