



1236, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2196335



\$329,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	763 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: dishwasher, electric oven, microwave, refrigerator, washer/dryer.

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom + 2-den condo in the heart of Legacy! This bright and spacious east-facing unit is flooded with natural light, creating a warm and inviting atmosphere. Featuring newly upgraded LVP flooring, sleek white cabinetry, and an open-concept design, this home offers both style and functionality. The balcony is perfect for entertaining, offering ample amount of space that fits all of your patio furniture plus a BBQ making it a great place to host or simply enjoy your morning coffee. With two versatile dens, there's plenty of room for a home office, workout space, or additional storage. This unit also comes along with a titled parking stall, this particular stall is one of the biggest in the complex as it is an end stall. Located just minutes from shops, restaurants, parks, and transit, this condo is ideal for those looking for a modern home in a convenient location. Don't miss out on this incredible opportunity—schedule your private showing today!