



**2223, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2199894**



**\$304,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautiful and spacious 2-bedroom, 2-bathroom condominium located in the vibrant community of Legacy. The open floor plan offers ample space for both living and entertaining, providing a perfect setting for your everyday lifestyle. The fully equipped kitchen features stainless steel appliances, granite countertops, and a convenient eating bar. The master bedroom is perfect, complete with a 3-piece ensuite bathroom and a large window that allows natural light to flood the space. The second bedroom is versatile, ideal for use as a guest bedroom, home office, or cozy retreat. Step out onto your lovely balcony, offering ample room for a BBQ and a sitting area—perfect for enjoying sunny days and evenings. Additional features include extra storage within the unit, a designated laundry room with a new washer and dryer, and a bright atmosphere enhanced by natural light and a neutral colour palette throughout. The unit also comes with two parking stalls—one titled and one assigned—ensuring convenience for you and your guests. This well-maintained condo is an absolute must-see! Located within walking distance to a wide variety of amenities, including shopping, restaurants, schools, parks, and scenic pathways, you’ll find everything you need just steps away. Don’t miss your opportunity to own a meticulously cared-for condo in the heart of Legacy. Book your showing today!