



GRASSROOTS
REALTY GROUP

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3317, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2203623



\$305,555

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: none

Prime 2BR+Den new Home or Investment w/ Dual Parking | Ideal for Growth & Income Discover this sleek ,3 floor level, placed away ,almost at the end of the hall way, less traffic open-concept unit featuring 2 spacious bedrooms, a versatile den (ideal for dining, office, or flexible living), 2 full baths, and in-suite laundry. Includes 2 guaranteed parking spots—one titled (separate asset) and one assigned—adding immediate + long-term value. Location Perks: Steps from transit, 22X/Calgary Ring Road, McLeod Trail. Deerfoot trail Amenities: Sobeys, Superstore, gyms, Tim Hortons, gas stations. Bow river ,fishcreek ,sicom lake, McKenzie golf course, blue devil golf course ,amazing forestry and trails with nature . ****Investment Goldmine:**** • ****Live**** in a growth-ready space (perfect for singles, couples, or families). ****Act Fast****—this rare blend open concept of modern living, strategic location. Own a home that evolves with your ambitions. Conscious design meets financial foresight. Inquire today—elevate your lifestyle + portfolio.