



GRASSROOTS
REALTY GROUP

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**3117, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2209320



\$304,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Siding	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: n/a

This is a fabulous, immaculate ground-floor unit with 2 bedrooms, 2 bathrooms, and a den. It has several upgrades throughout including flooring, and lighting. The kitchen features stainless steel appliances, a tiled backsplash, granite countertops, and vinyl flooring. Just off the kitchen is the den—ideal for a home office/ extra storage—plus a 4-piece bathroom and in-suite laundry. The primary bedroom is bright and spacious, with a walk-in closet and its own en suite. Laminate wood flooring has been added to the living area, bedrooms, and den for a modern look and low maintenance. You’ll also love your private patio—great for entertaining or stepping out with your pet. This unit includes titled underground parking with a storage locker right in front of the stall. Legacy is a vibrant and fast-growing community in Calgary’s southeast, designed for modern living with a strong sense of connection to nature. It offers a mix of new shops, local restaurants, and essential services, along with access to both public and Catholic schools, making it ideal for families, professionals, and downsizers alike.