



**GRASSROOTS**  
REALTY GROUP

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1216, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2210902



**\$320,000**

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

**Inclusions:** fobs, mail key

REALTORS see Commissions. Welcome to this beautifully designed 2-bedroom plus den condo located in the sought-after community of Legacy in SE Calgary. This spacious and well-laid-out “Evolution” floor plan offers an ideal blend of comfort and functionality, featuring two generous bedrooms, two full bathrooms, and a versatile den that’s perfect for a home office, guest room, or flex space. The modern kitchen is equipped with granite countertops, stainless steel appliances, and real wood cabinetry, opening up to a bright, open-concept living area filled with natural light from large windows. Step outside onto your oversized private balcony – an ideal space for morning coffee or evening relaxation. Additional conveniences include in-suite laundry, titled underground parking, and condo fees that cover heat and water. Located just a short walk from the brand-new Township Shopping Centre, All Saints High School, parks, public transit, and only minutes from the South Health Campus, this home is perfectly situated for comfort and accessibility. Whether you’re a first-time buyer, downsizer, or investor, this stylish condo offers a fantastic opportunity to enjoy one of Calgary’s fastest-growing and most vibrant communities.