

# \$315,000 - 1305, 81 Legacy Boulevard Se, Calgary

MLS® #A2197167

**\$315,000**

2 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

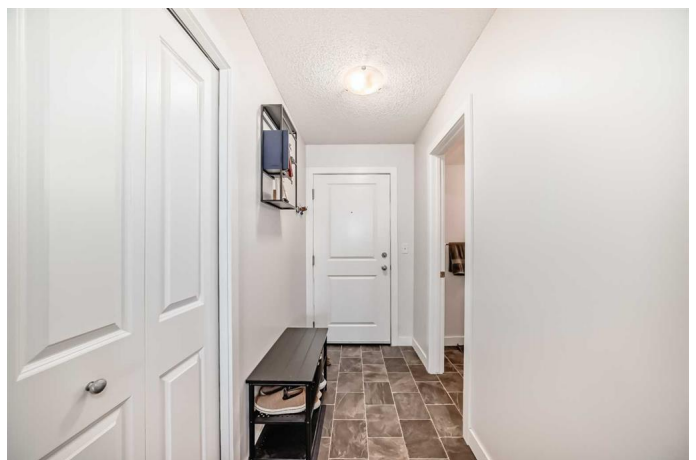
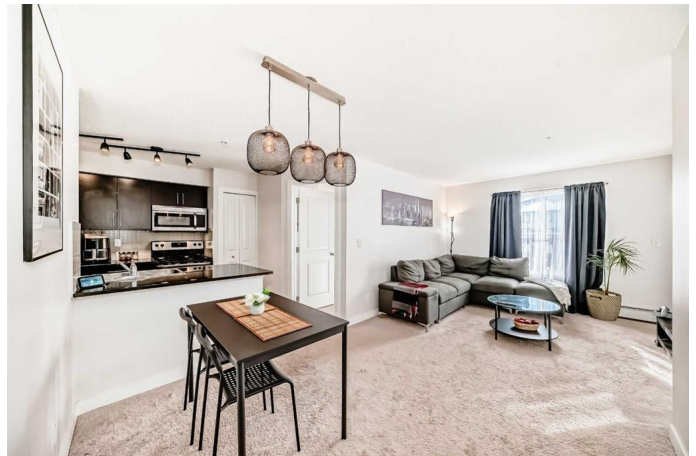
Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in the of community of Legacy. Situated on the 3rd floor, in this recently painted home you'll find a well-designed layout featuring two spacious bedrooms and two full baths, including a 3-piece ensuite and a walk-through closet in the primary suite. The open-concept living area boasts an upgraded kitchen with granite countertops, a convenient eating bar, and stainless steel appliances. The living and dining areas flow seamlessly, leading to a private balcony—perfect for relaxation.

Additional highlights include in-suite laundry and a titled underground parking stall for convenience and security. Legacy is a vibrant community offering parks, playgrounds, shopping, and more, making this home a fantastic choice for first-time buyers and investors alike. Don't miss out on this incredible opportunity!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197167  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 701       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2015          |
| Type       | Residential   |
| Sub-Type   | Apartment     |
| Style      | Low-Rise(1-4) |
| Status     | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1305, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Laundry |
| Parking Spaces | 1                                              |
| Parking        | Assigned, Underground                          |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Granite Counters, Storage                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                              |
| Cooling           | None                                                   |
| # of Stories      | 4                                                      |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 68                  |
| Zoning         | M-X2                |
| HOA Fees       | 36                  |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

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