

# \$315,000 - 3416, 81 Legacy Boulevard Se, Calgary

MLS® #A2246643

**\$315,000**

2 Bedroom, 2.00 Bathroom, 765 sqft

Residential on 0.00 Acres

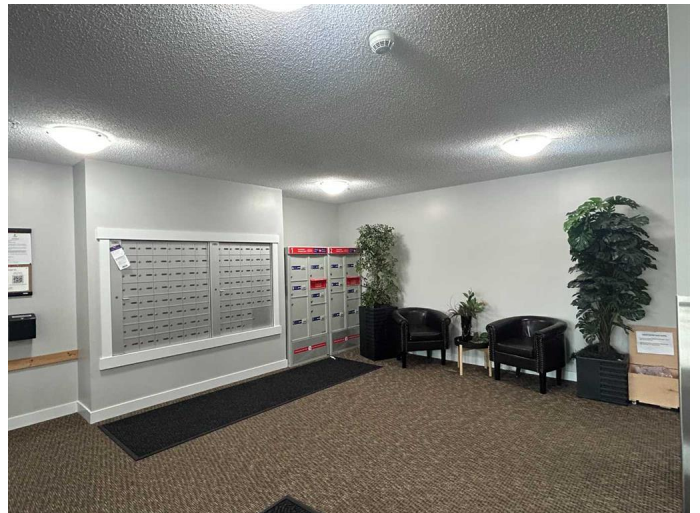
Legacy, Calgary, Alberta

Welcome to Legacy Gate – a well-maintained, pet-friendly condo located in the heart of the award-winning Legacy community. This TOP FLOOR, 2 bedroom, 2 bathroom + Den unit offers a bright open-concept layout with granite countertops, stainless steel appliances, and modern dark cabinetry with plenty of storage. The spacious primary bedroom features a walk-in closet and a generously sized ensuite with a deep soaker tub. Step out onto your private balcony overlooking the beautifully landscaped central courtyard, with plenty of space to relax or BBQ. Additional highlights include in-suite laundry and a titled underground heated parking stall. The complex is professionally managed and surrounded by parks, walking paths, schools, shops, restaurants and a fully equipped 24/7 gym just steps away from the building – with quick access to Stoney, Deerfoot, and Macleod Trail. Call your favorite realtor today to book a showing for this exceptional condo!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246643  |
| Price      | \$315,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 765               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3416, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X2B9                       |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Bicycle Storage |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard                  |
| Construction      | Stone, Wood Frame, Composite Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 87               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             First Place Realty

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