# \$349,900 - 1240, 81 Legacy Boulevard Se, Calgary

MLS® #A2208088

#### \$349,900

2 Bedroom, 2.00 Bathroom, 889 sqft Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this bright and airy CORNER unit condo offering 2 spacious bedrooms, 2 full baths, a functional den, and 2 parking stallsâ€"one underground and one surface. With windows on multiple sides, this home is flooded with natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living space includes a large sunlit living room that opens to a generously sized balcony, perfect for relaxing or entertaining. The kitchen and bathrooms feature upgraded granite countertops, complemented by newer stainless steel appliances and newer carpet for a fresh, move-in-ready feel. Smartly designed with bedrooms on opposite sides for maximum privacy and sound separation, plus a den ideal for a home office or study nook. Located just steps from shopping plazas, restaurants, grocery stores, and scenic green paths leading to peaceful ponds, this home combines comfort, functionality, and convenience in one perfect package. Book your showing today before it's gone!







Built in 2016

#### **Essential Information**

MLS® #	A2208088
Price	\$349,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2016
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## **Community Information**

1240, 81 Legacy Boulevard Se
Legacy
Calgary
Calgary
Alberta
T2X 2B9

#### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Open Floorplan	
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Electric Range Washer/Dryer	,
Heating	Baseboard	
Cooling	None	
# of Stories	4	

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

## **Additional Information**

Date Listed	April 10th, 2025
Days on Market	132
Zoning	M-X2
HOA Fees	36

HOA Fees Freq. ANN

#### **Listing Details**

Listing Office TREC The Real Estate Company

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