

# \$275,000 - 3114, 81 Legacy Boulevard Se, Calgary

MLS® #A2247072

**\$275,000**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This bright, well maintained 2-bedroom, 2-bathroom apartment in the vibrant Legacy community is move-in ready with new carpet flooring, fresh paint and low condo fees.

The spacious kitchen boasts granite countertops, a pantry, and ample cabinet space. Unwind on the sunny balcony, perfect for BBQs and entertaining. Enjoy in-unit laundry, a 4-piece bathroom, and a 3-piece ensuite.

With titled underground parking and pet-friendly policies, this well-maintained gem offers lakes, parks, bike paths, shopping, restaurants, schools, and transit nearby. Ideal as an investment or personal residence, this inviting home combines comfort and convenience.

Don't miss this inviting Legacy gem—schedule your private showing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247072  |
| Price          | \$275,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 695       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3114, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Picnic Area, Visitor Parking, Gazebo, Snow Removal |
| Parking Spaces | 1                                                               |
| Parking        | Guest, Parkade, Titled, Underground                             |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Baseboard                                                                                                                            |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 4                                                                                                                                    |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

Listing Details

Listing Office                      MaxWell Capital Realty

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