

3221, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2228987

\$347,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	971 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Heated Garage, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Unique chance! Experience the best of Legacy living in this exceptional corner unit! Boasting 970 square feet of meticulously renovated space, this 2nd-floor condo offers an incredible opportunity. From the moment you step inside, you'll be captivated by the abundant natural light streaming through the expansive windows, creating an airy, open feel throughout the day. As one of the largest floor-plans in the entire development, this unit provides generous living and dining areas, seamlessly flowing into a stylish, functional kitchen. Home chefs will appreciate the upgraded wood cabinetry, sleek stainless appliances, and a convenient breakfast bar – perfect for entertaining or casual meals. This thoughtfully designed condo features two spacious bedrooms, including a primary suite with a walk-through closet and a private 3-piece ensuite. A second full 4-piece bathroom and a versatile den (ideal for a home office, gym, or quiet retreat) offer ultimate flexibility. Adding to the convenience are two parking stalls: one titled, underground and heated, and another surface stall directly in front of the building. Located in a highly sought-after, well-managed complex with ample visitor parking, you'll enjoy quick access to walking paths, schools, shops, public transit, and major routes. This bright, inviting space is truly a must-see! Schedule your private showing today!