

3317, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2203623

\$305,555

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 760 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|------------------------|------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 363 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters | | |

Inclusions: none

Prime 2BR+Den new Home or Investment w/ Dual Parking | Ideal for Growth & Income Discover this sleek ,3 floor level, placed away ,almost at the end of the hall way, less traffiic open-concept unit featuring 2 spacious bedrooms, a versatile den (ideal for dining, office, or flexible living), 2 full baths, and in-suite laundry. Includes 2 guaranteed parking spots—one titled (separate asset) and one assigned—adding immediate + long-term value. Location Perks: Steps from transit, 22X/Calgary Ring Road, McLeod Trail. Deerfoot trail Amenities: Sobeys, Superstore, gyms, Tim Hortons, gas stations. Bow river ,fishcreek ,sicome lake, McKenzie golf course, blue devil golf course ,amazing forestry and trails with nature . ****Investment Goldmine:**** • ****Live**** in a growth-ready space (perfect for singles, couples, or families). ****Act Fast****—this rare blend open concept of modern living, strategic location. Own a home that evolves with your ambitions. Conscious design meets financial foresight. Inquire today—elevate your lifestyle + portfolio.