

# \$349,990 - 3220, 81 Legacy Boulevard Se, Calgary

MLS® #A2203158

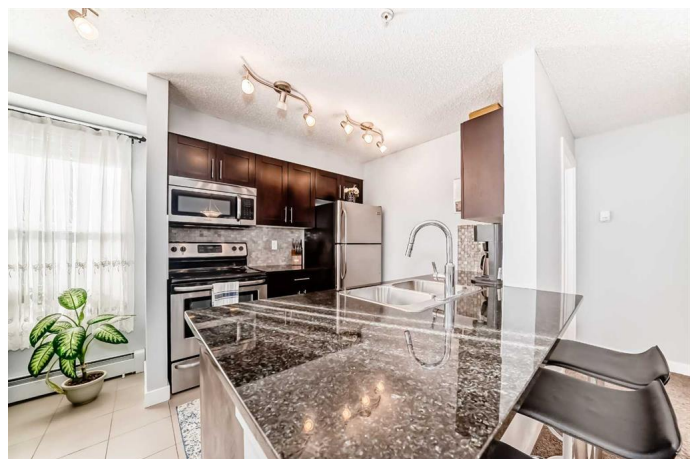
**\$349,990**

2 Bedroom, 2.00 Bathroom, 978 sqft  
Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stunning second-floor CORNER UNIT in the sought-after community of Legacy. With windows galore and 977 square feet of beautifully designed living space, this is one of the largest units in the complex. This spacious two-bedroom, two-bathroom condo also features a versatile den—perfect for a home office or reading nook. Bathed in natural light thanks to its coveted southwest exposure, the unit enjoys sunshine throughout the day and an airy, open feel that’s hard to beat. As one of the largest floorplans in the entire development, this condo stands out not just for its size, but for its thoughtful layout and comfortable flow. The open-concept design offers generous living and dining areas connected to a stylish, functional kitchen—ideal for both everyday living and entertaining. Upgraded wood cabinetry, stainless appliances, and a cozy breakfast bar make this the center of the home. The primary suite includes a walkthrough closet and private ensuite, while the second bedroom and full bathroom offer flexibility for guests or family. Comfort is key here, with air conditioning included for year-round enjoyment. The condo also comes with two parking stalls—one titled underground and one surface—as well as a separate additional storage unit for added convenience.

Located in a well-managed complex, with plenty of visitor parking, you’re just minutes from walking paths, schools, shops,



and major routes with public transit offering easy accessibility. Whether youâ€™re relaxing on the balcony or working from home in the sunlit den, this bright and inviting space is one you wonâ€™t want to miss. Book your private showing today!

Built in 2016

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203158          |
| Price          | \$349,990         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 978               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3220, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

**Amenities**

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Gazebo                                                        |
| Parking Spaces | 2                                                             |
| Parking        | Parkade, Stall, Underground, Heated Garage, Insulated, Titled |
| # of Garages   | 2                                                             |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data Dishwasher, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings, Electric Range |
| Heating      | Baseboard                                                                                                                                                                                            |
| Cooling      | Wall Unit(s)                                                                                                                                                                                         |
| # of Stories | 4                                                                                                                                                                                                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard              |
| Roof              | Asphalt                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 42               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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