

# \$304,900 - 3117, 81 Legacy Boulevard Se, Calgary

MLS® #A2209320

**\$304,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This is a fabulous, immaculate ground-floor unit with 2 bedrooms, 2 bathrooms, and a den. It has several upgrades throughout including flooring, and lighting. The kitchen features stainless steel appliances, a tiled backsplash, granite countertops, and vinyl flooring. Just off the kitchen is the den—ideal for a home office/ extra storage—plus a 4-piece bathroom and in-suite laundry.

The primary bedroom is bright and spacious, with a walk-in closet and its own en suite. Laminate wood flooring has been added to the living area, bedrooms, and den for a modern look and low maintenance.

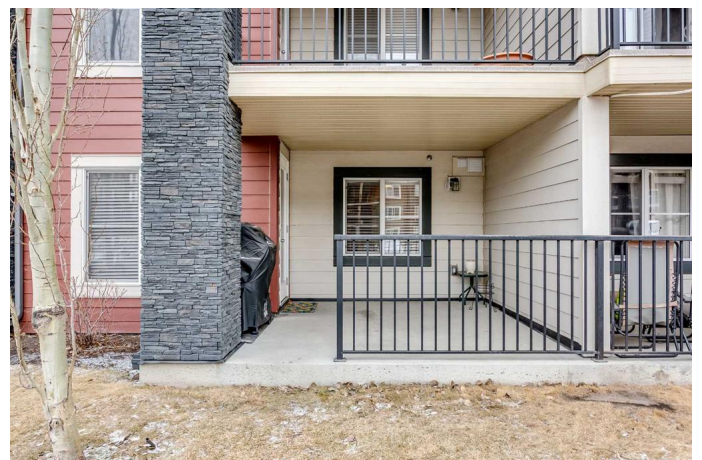
You™ll also love your private patio—great for entertaining or stepping out with your pet. This unit includes titled underground parking with a storage locker right in front of the stall. Legacy is a vibrant and fast-growing community in Calgary™s southeast, designed for modern living with a strong sense of connection to nature. It offers a mix of new shops, local restaurants, and essential services, along with access to both public and Catholic schools, making it ideal for families, professionals, and downsizers alike.

Built in 2016

## Essential Information

MLS® #                   A2209320

Price                     \$304,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3117, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B9

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### **Interior**

Interior Features	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	12
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Sotheby's International Realty Canada

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