

**3220, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2203158**



**\$349,990**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

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 you’re relaxing on the balcony or working from home in the sunlit den, this bright and inviting space is one you won’t want to miss. Book your private showing today!