

**3317, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2203623**



**\$305,555**

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

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 traffic 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&mdash;one titled (separate asset) and one assigned&mdash;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:\*\*** &bull; **\*\*Live\*\*** in a growth-ready space (perfect for singles, couples, or families). **\*\*Act Fast\*\***&mdash;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&mdash;elevate your lifestyle + portfolio.