

**3109, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2206813



\$279,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Discover this cozy 2-bedroom, 1-bath condo in the highly sought-after Legacy community of SE Calgary. Situated on the main floor, it offers a private entrance, your own patio and an assigned parking stall—ideal for both first-time buyers and investors. The unit features freshly painted interiors and upgraded light fixtures, adding a modern touch to the comfortable layout. You'll be just steps from a massive shopping plaza, park, playground, community pond and All Saints High School, while quick access to Macleod Trail makes commuting across the city a breeze. Plus, the low condo fees include heat, water, and exterior maintenance, offering worry-free living and excellent value. Don't miss this great opportunity—book your showing today!