

**1216, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2210902**



**\$315,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** fobs, mail key

Welcome to this beautifully designed 2-bedroom PLUS DEN condo located in the sought-after community of Legacy in SE Calgary. This spacious and well-laid-out “Evolution” floor plan offers an ideal blend of comfort and functionality, featuring two generous bedrooms, two full bathrooms, and a versatile den that’s perfect for a home office, guest room, or flex space. The modern kitchen is equipped with granite countertops, stainless steel appliances, and real wood cabinetry, opening up to a bright, open-concept living area filled with natural light from large windows. Step outside onto your oversized private balcony – an ideal space for morning coffee or evening relaxation. Additional conveniences include in-suite laundry, titled underground parking, and condo fees that cover heat and water. Located just a short walk from the brand-new Township Shopping Centre, All Saints High School, parks, public transit, and only minutes from the South Health Campus, this home is perfectly situated for comfort and accessibility. Whether you’re a first-time buyer, downsizer, or investor, this stylish condo offers a fantastic opportunity to enjoy one of Calgary’s fastest-growing and most vibrant communities.