

1205, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2227925



## \$309,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

**Inclusions:** Garage Door Control, Window Blinds.

Welcome to Legacy &ndash; a thoughtfully designed, family-oriented community where nature, modern amenities, and everyday convenience blend seamlessly. This spacious and meticulously maintained 2-bedroom, 2-bathroom condo is perfectly situated on the second floor of a quiet, well-managed building. With a south-facing orientation, the unit enjoys an abundance of natural sunlight throughout the day, creating a warm and inviting atmosphere you'll love coming home to. The open-concept layout offers a functional flow between the living, dining, and kitchen areas, ideal for both relaxing and entertaining. The modern kitchen features quality finishes, and the home includes two full bathrooms, offering convenience and privacy&mdash;perfect for families, roommates, or guests. Recent upgrades include new in-suite laundry appliances and custom-installed blinds, ensuring both comfort and efficiency. In addition to its beautifully maintained interior, this condo offers the convenience of secure underground heated parking, keeping your vehicle safe and warm year-round. The building is located in a highly walkable area&mdash;just steps away from essential amenities like Sobeys, Tim Hortons, and local daycares, making daily errands quick and effortless. Legacy is known for its scenic charm, with lush green spaces, serene ponds, and an abundance of parks and walking paths that promote an active, outdoor lifestyle. Whether you're enjoying a quiet stroll or spending time at one of the nearby playgrounds, you'll appreciate the community's natural beauty and welcoming atmosphere. Professionally cleaned and move-in ready, this home is an ideal choice for anyone seeking a balance of peaceful living and urban accessibility. Whether you're a first-time homebuyer, downsizer, or investor, this condo in Legacy offers exceptional value in one of

the city's most desirable neighborhoods. Don't miss the chance to make this bright, beautifully appointed unit your next home.