

# \$304,900 - 2223, 81 Legacy Boulevard Se, Calgary

MLS® #A2199894

**\$304,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this beautiful and spacious 2-bedroom, 2-bathroom condominium located in the vibrant community of Legacy. The open floor plan offers ample space for both living and entertaining, providing a perfect setting for your everyday lifestyle.

The fully equipped kitchen features stainless steel appliances, granite countertops, and a convenient eating bar. The master bedroom is perfect, complete with a 3-piece ensuite bathroom and a large window that allows natural light to flood the space.

The second bedroom is versatile, ideal for use as a guest bedroom, home office, or cozy retreat. Step out onto your lovely balcony, offering ample room for a BBQ and a sitting area—perfect for enjoying sunny days and evenings. Additional features include extra storage within the unit, a designated laundry room with a new washer and dryer, and a bright atmosphere enhanced by natural light and a neutral colour palette throughout. The unit also comes with two parking stalls—one titled and one assigned—ensuring convenience for you and your guests. This well-maintained condo is an absolute must-see! Located within walking distance to a wide variety of amenities, including shopping, restaurants, schools, parks, and scenic pathways, you'll find everything you need just steps away. Don't miss your opportunity to own a meticulously cared-for condo in the heart of Legacy. Book your showing today!



Built in 2016

### Essential Information

MLS® #	A2199894
Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2223, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### Amenities

Amenities	Elevator(s), Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Underground, Parkade

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
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Construction Wood Frame

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 35

Zoning M-X2

HOA Fees 65

HOA Fees Freq. ANN

### **Listing Details**

Listing Office The Real Estate District

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