

# \$304,900 - 3117, 81 Legacy Boulevard Se, Calgary

MLS® #A2209320

**\$304,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This is a fabulous, immaculate ground-floor unit with 2 bedrooms, 2 bathrooms, and a den. It has several upgrades throughout including flooring, and lighting. The kitchen features stainless steel appliances, a tiled backsplash, granite countertops, and vinyl flooring. Just off the kitchen is the den—ideal for a home office/ extra storage—plus a 4-piece bathroom and in-suite laundry.

The primary bedroom is bright and spacious, with a walk-in closet and its own en suite. Laminate wood flooring has been added to the living area, bedrooms, and den for a modern look and low maintenance.

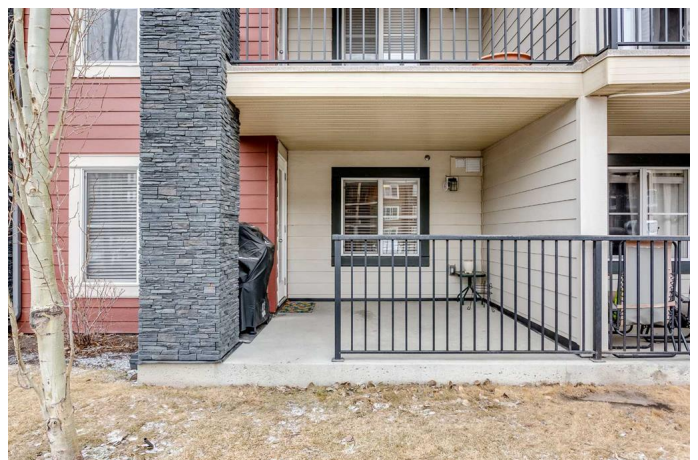
You™ll also love your private patio—great for entertaining or stepping out with your pet. This unit includes titled underground parking with a storage locker right in front of the stall. Legacy is a vibrant and fast-growing community in Calgary™s southeast, designed for modern living with a strong sense of connection to nature. It offers a mix of new shops, local restaurants, and essential services, along with access to both public and Catholic schools, making it ideal for families, professionals, and downsizers alike.

Built in 2016

## Essential Information

MLS® # A2209320

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     | 3117, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X2B9                       |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Courtyard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Siding |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 14              |
| Zoning         | M-X2            |
| HOA Fees       | 36              |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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