

2425, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2217364



\$315,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Legacy                             |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 762 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard  | Water:     | -      |
| Floors:     | Tile, Vinyl Plank  | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 394 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame  | Zoning:    | M-X2   |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |            |        |

Inclusions: N/A

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo with a versatile den, located in the sought-after community of Legacy in Calgary. With an inviting east-facing exposure, you'll enjoy natural light streaming through the windows every morning, creating a bright and airy atmosphere throughout the space. Step inside to discover brand-new luxury vinyl plank flooring that exudes style and durability, paired with sleek stainless steel appliances in the kitchen, perfect for culinary enthusiasts. The open-concept design allows for seamless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The spacious master bedroom comes with its own en-suite bathroom, while the second bedroom provides ample space for family, guests, or a home office. The additional den offers the perfect spot for a home office, reading nook, or even extra storage. This condo is situated in a vibrant neighborhood with close access to parks, shopping, dining, and more, making it the perfect combination of comfort and convenience. Don't miss out on this fantastic opportunity to own a contemporary condo in one of Calgary's most desirable communities.