

# \$300,000 - 3114, 81 Legacy Boulevard Se, Calgary

MLS® #A2217264

**\$300,000**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This bright, well maintained 2-bedroom, 2-bathroom apartment in the vibrant Legacy community is move-in ready with new carpet flooring, fresh paint and low condo fees.

The spacious kitchen boasts granite countertops, a pantry, and ample cabinet space. Unwind on the sunny balcony, perfect for BBQs and entertaining. Enjoy in-unit laundry, a 4-piece bathroom, and a 3-piece ensuite.

With titled underground parking and pet-friendly policies, this well-maintained gem offers lakes, parks, bike paths, shopping, restaurants, schools, and transit nearby. Ideal as an investment or personal residence, this inviting home combines comfort and convenience.

Donâ€™t miss this inviting Legacy gemâ€”schedule your private showing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217264  |
| Price          | \$300,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 695       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3114, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Gazebo, Picnic Area, Snow Removal, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Guest, Parkade, Titled, Underground                             |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard, Playground  |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 68            |
| Zoning         | M-X2          |
| HOA Fees       | 36            |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                      MaxWell Capital Realty

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