

# \$349,900 - 1240, 81 Legacy Boulevard Se, Calgary

MLS® #A2208088

**\$349,900**

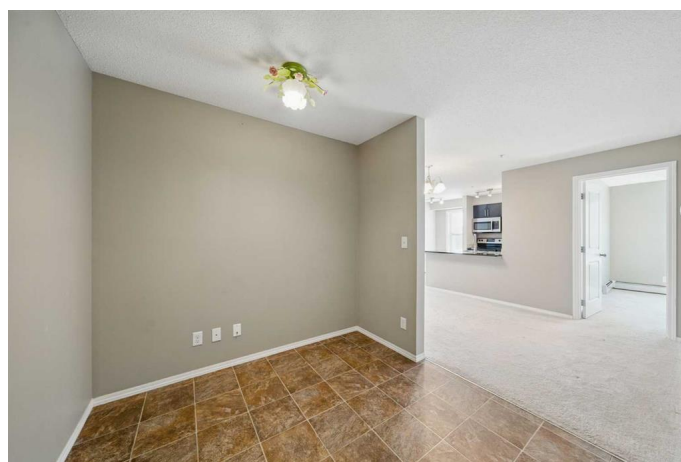
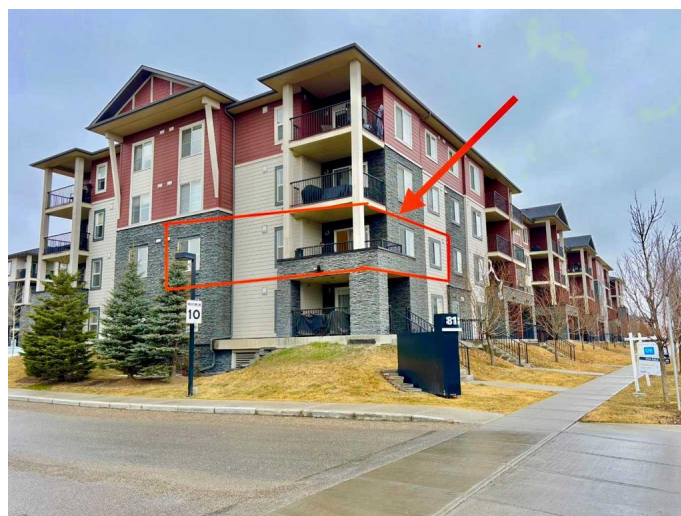
2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this bright and airy CORNER unit condo offering 2 spacious bedrooms, 2 full baths, a functional den, and 2 parking stalls—one underground and one surface. With windows on multiple sides, this home is flooded with natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living space includes a large sunlit living room that opens to a generously sized balcony, perfect for relaxing or entertaining. The kitchen and bathrooms feature upgraded granite countertops, complemented by newer stainless steel appliances and newer carpet for a fresh, move-in-ready feel. Smartly designed with bedrooms on opposite sides for maximum privacy and sound separation, plus a den ideal for a home office or study nook. Located just steps from shopping plazas, restaurants, grocery stores, and scenic green paths leading to peaceful ponds, this home combines comfort, functionality, and convenience in one perfect package. Book your showing today before it's gone!

Built in 2016



## Essential Information

MLS® #	A2208088
Price	\$349,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	889
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1240, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### **Amenities**

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

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Vinyl Siding

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	145
Zoning	M-X2
HOA Fees	36

HOA Fees Freq.     ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

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