

# \$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.

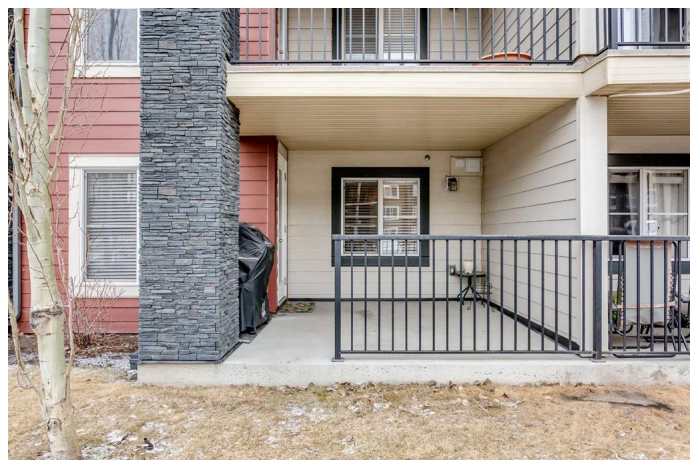
You™ll also love your private patio—great for entertaining or stepping out with your pet. This unit includes titled underground parking with a storage locker right in front of the stall. Legacy is a vibrant and fast-growing community in Calgary™s southeast, designed for modern living with a strong sense 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	19
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.