

# \$309,500 - 2224, 81 Legacy Boulevard Se, Calgary

MLS® #A2214985

**\$309,500**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Step into this welcoming beautifully upgraded 2-bedroom, 2-full bathroom pet-friendly condo (with board approval) in the vibrant community of Legacy. Bathed in natural light from its Southwest-facing exposure overlooking a private green space, this spacious condo offers a warm and inviting atmosphere throughout. Enjoy the elegance of newer luxury vinyl flooring and soft pile carpet in the main living room and bedrooms. The spacious kitchen features crisp white cabinetry, stylish tiled backsplash, upgraded granite countertops, stainless steel appliances, and a sit-up bar overlooking the large living and dining areas, all tied together with a functional open-concept layout. The primary bedroom features a walk-through closet leading to a 3-piece ensuite with an oversized shower stall. A second generous bedroom, 4-piece main bathroom with granite countertops, convenient in-suite laundry room with stacked washer and dryer and storage space all complete the interior. The balcony provides an ideal space for relaxing or entertaining, with ample room for your patio set and BBQ. This unit includes a titled underground parking stall for added convenience. Perfectly located just a quick walk from shopping, dining, parks, and transit, this modern condo offers a fantastic lifestyle opportunity in an unbeatable location. Book your private showing today!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214985          |
| Price          | \$309,500         |
| 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     | 2224, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Bicycle Storage      |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard, Fireplace(s), Natural Gas   |
| Cooling           | Wall/Window Unit(s)  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| # of Stories      | 4  |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Courtyard                           |
| Construction      | Composite Siding, Stone, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 2                |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.