

\$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.

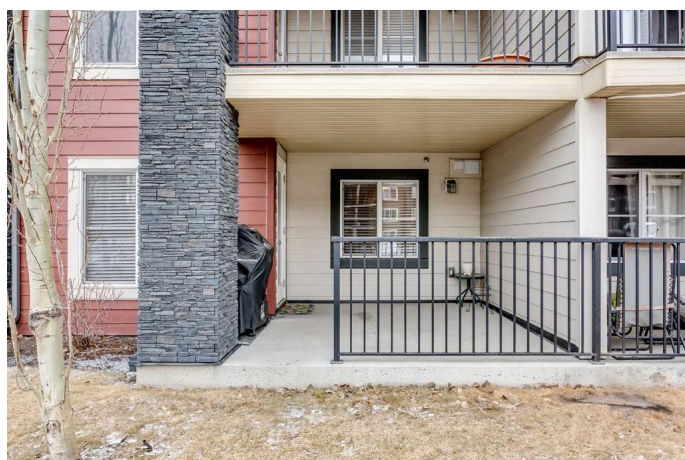
You™ll also love your private patio—great for entertaining or stepping out with your pet. This unit includes titled underground parking with a storage locker right in front of the stall. Legacy is a vibrant and fast-growing community in Calgary™s southeast, designed for modern living with a strong sense 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 | 20 |
| Zoning | M-X2 |
| HOA Fees | 36 |
| HOA Fees Freq. | ANN |

Listing Details

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

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