# \$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 stallsâ€"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!



#### **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 Stall, Underground

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Range, Microwave

Hood Fan

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Vinyl Siding

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 191

Zoning M-X2

HOA Fees 36

HOA Fees Freq. ANN

# **Listing Details**

Listing Office TREC The Real Estate Company

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