

# \$309,900 - 2223, 81 Legacy Boulevard Se, Calgary

MLS® #A2199894

**\$309,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this beautiful and spacious 2-bedroom, 2-bathroom condominium located in the vibrant community of Legacy. The open floor plan offers ample space for both living and entertaining, providing a perfect setting for your everyday lifestyle.

The fully equipped kitchen features stainless steel appliances, granite countertops, and a convenient eating bar. The master bedroom is perfect, complete with a 3-piece ensuite bathroom and a large window that allows natural light to flood the space.

The second bedroom is versatile, ideal for use as a guest bedroom, home office, or cozy retreat. Step out onto your lovely balcony, offering ample room for a BBQ and a sitting area—perfect for enjoying sunny days and evenings. Additional features include extra storage within the unit, a designated laundry room with a new washer and dryer, and a bright atmosphere enhanced by natural light and a neutral colour palette throughout. The unit also comes with two parking stalls—one titled and one assigned—ensuring convenience for you and your guests. This well-maintained condo is an absolute must-see! Located within walking distance to a wide variety of amenities, including shopping, restaurants, schools, parks, and scenic pathways, you'll find everything you need just steps away. Don't miss your opportunity to own a meticulously cared-for condo in the heart of Legacy. Book your showing today!



Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199894          |
| Price          | \$309,900         |
| 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     | 2223, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Stall, Underground, Parkade                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer           |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

Construction Wood Frame

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 30

Zoning M-X2

HOA Fees 65

HOA Fees Freq. ANN

### **Listing Details**

Listing Office The Real Estate District

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