

# \$349,900 - 3317, 81 Legacy Boulevard Se, Calgary

MLS® #A2203623

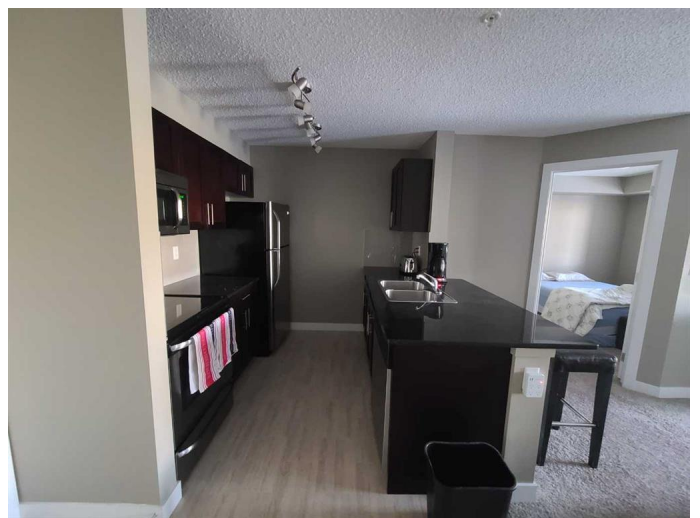
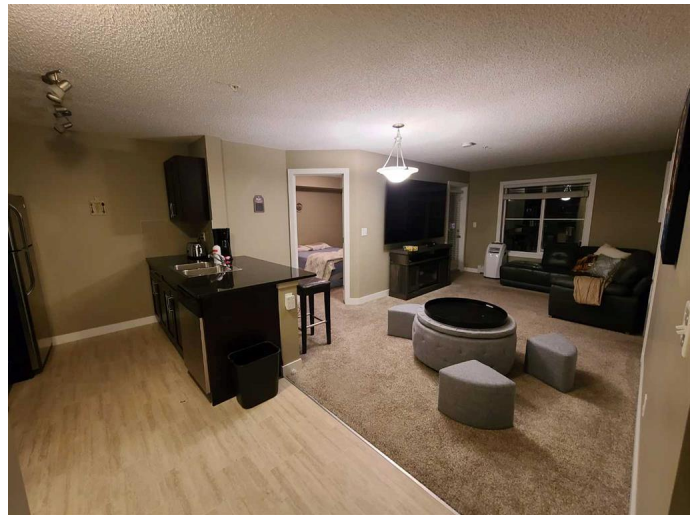
**\$349,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

DON'T MISS OUT ON THIS PROFITABLE OPEN CONCEPT INVESTMENT This Open Space unit with private den for dining ,office and or any other secondary setting that you feel to consciously use for your new home .hold on there even more that come with this investment \*two bedroom\* plus \*den\* plus \*two full bathrooms\* with \*insuite laundry\*. Comes with \*two parking stalls\* one \*titled\* one \*assigned\* one is underground. One is a surface stall. These 2 Parking stalls, will \*never leave\*. This unit has one is assigned meaning it's attached to it. And one is \*actually titled\*, it's separate from the unit as a secondary investment which gives such \*value\* to this investment for now \*present\* and for the \*future\*. Its the Perfect \*conscious choice\* for a \*perfect home, nest\* ,for a brand new family ? Yes or a new developing family? YES or just someone that needs space to have an office and/or a subroom for themselves to be able to process whatever conscious setting, they need to secondary?YES for a family?YES For a single person OR for a couple? YES . This home is an amazing investment. This home is a place to grow from consciously!!!, and not just that the location location is amazing. You have workout facilities Big sky fitness & many more , Primary food source locations such as \*sobey's\* \*save on foods\*. \*Superstore\*, you have \*Tim Hortons\*. You have \*multiple gas stations\*For transportation, you have the city



transit that is walking distance from your apartment. If you're traveling in vehicle, you have biggest channels of road that aligns with the location, the first one is 22X. The ring road of Calgary, it circles around the whole entire Calgary, for you, to be able to get from one point to the other point and the most fastest conscious direction you need As well as mcleod trail, if yourself is not needing to get to the opposite side, and you need to get internal into calgary chain of road provides you direct conscious access to all the amenities that you're looking for internally in Calgary. For their investors' side, this can be converted to an Airbnb. It could generate up to 50000A year, passively assertively higher than that, depending on the consciousness of yours elf, providing awareness to the subjects that need to be consciously looked at. So you can be completely consciously assertive about making the investment a hundred percent, then passively by fifty percent. Don't miss out on this one of a kind opportunity.

Built in 2016

### **Essential Information**

MLS® #	A2203623
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3317, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### **Amenities**

Amenities	Park, Parking, Snow Removal, Storage, Visitor Parking, Service Elevator(s)
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Range, Washer
Heating	Central
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Vinyl Siding

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	21
Zoning	M-X2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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