# \$269,000 - 2118, 81 Legacy Boulevard Se, Calgary

MLS® #A2218949

### \$269,000

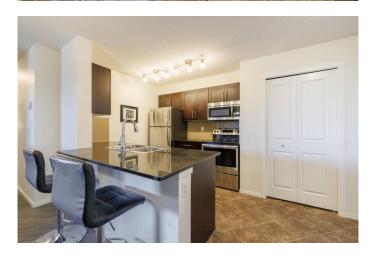
2 Bedroom, 1.00 Bathroom, 705 sqft Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this charming ground-floor condo in the heart of Legacy, one of Calgary's most sought-after communities known for its beautifully designed streetscapes, access to nature, and unmatched urban convenience. Whether you're a first-time buyer, downsizer, or investor, this home offers a rare blend of privacy, functionality, and lifestyle appeal. Backing onto a guiet green space, this unit offers exceptional privacy and a peaceful outdoor settingâ€"perfect for morning coffees, evening unwinds, or letting your pet out with ease. You'II love the direct outdoor access and the convenience of nearby walking paths, parks, and greenbelts that make Legacy so livable. Step inside and you'll find a bright, open-concept living area that feels spacious and welcoming. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, and ample cabinetryâ€"perfect for prepping meals or entertaining friends around the dining area or living room. This home features two generously sized bedrooms, offering flexible space for a guest room, office, or roommate setup. The 4-piece bathroom is clean and contemporary, while the in-suite laundry ensures all your daily needs are met with ease. From groceries and restaurants to coffee shops and fitness centres, this unit is just minutes from Legacy's full-service commercial plaza, offering walkable access to everything you need. Plus, with quick access to major roadways, commuting or weekend







getaways are a breeze. Whether you're enjoying a peaceful retreat indoors or stepping out to explore the surrounding parks and trails, this condo is the perfect base for comfortable, connected living in Calgary's vibrant south.

#### Built in 2016

#### **Essential Information**

MLS® # A2218949 Price \$269,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 705
Acres 0.00
Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 2118, 81 Legacy Boulevard Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 2B9

#### **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking

Parking Spaces 1

Parking Covered, Stall, Underground, Secured

#### Interior

Interior Features Breakfast Bar, Open Floorplan, Pantry, Storage, Vinyl Windows

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

Coverings, Electric Range

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Courtyard

Construction Stone, Vinyl Siding, Wood Frame

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 80

Zoning M-X2

HOA Fees 36

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Charles

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