

# \$260,000 - 2318, 81 Legacy Boulevard Se, Calgary

MLS® #A2237855

**\$260,000**

2 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to 81 Legacy Boulevard #2318, located in the award-winning community of Legacy. This well-maintained and stylish unit offers the perfect blend of comfort, convenience, and location. With quick access to Stoney Trail, Deerfoot, Macleod Trail, and close proximity to top-rated schools, parks, playgrounds, South Health Campus, shopping, restaurants, gas stations, and even Starbucks—everything you need is just minutes away.

Inside, you'll love the open-concept layout, ideal for everyday living and entertaining. The modern kitchen is complete with dark mocha cabinets, granite countertops, stainless steel appliances, and a large breakfast bar with ample storage. The spacious living and dining areas flow seamlessly onto a private balcony, the perfect spot to unwind on warm summer evenings.

This unit offers two bedrooms, including a large primary with a deep closet, and a second bedroom ideal for guests, a roommate, or a home office. The full 4-piece bathroom is clean and modern, and the in-suite laundry adds convenience with a stackable washer and dryer.

Additional features include titled underground heated parking, air conditioning, a beautifully landscaped courtyard, community garden, children's playground, scenic walking



paths, and a tranquil pond with fountain. This is the perfect home for first-time buyers, downsizers, or investors alike! Don't miss this fantastic opportunity to own a condo in Legacy Gate - Call your favourite realtor today!

Built in 2016

### Essential Information

MLS® #	A2237855
Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2318, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### Amenities

Amenities	Parking, Trash, Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Playground, Courtyard, Other
Construction	Stone, Vinyl Siding, Other

### Additional Information

Date Listed	July 25th, 2025
Days on Market	1
Zoning	M-X2

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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