

# \$300,000 - 3114, 81 Legacy Boulevard Se, Calgary

MLS® #A2217264

**\$300,000**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This bright, well maintained 2-bedroom, 2-bathroom apartment in the vibrant Legacy community is move-in ready with new carpet flooring, fresh paint and low condo fees.

The spacious kitchen boasts granite countertops, a pantry, and ample cabinet space. Unwind on the sunny balcony, perfect for BBQs and entertaining. Enjoy in-unit laundry, a 4-piece bathroom, and a 3-piece ensuite.

With titled underground parking and pet-friendly policies, this well-maintained gem offers lakes, parks, bike paths, shopping, restaurants, schools, and transit nearby. Ideal as an investment or personal residence, this inviting home combines comfort and convenience.

Donâ€™t miss this inviting Legacy gem—schedule your private showing today!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217264  |
| Price          | \$300,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 695       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3114, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Picnic Area, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Guest, Parkade, Titled, Underground                             |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Baseboard                                                                                                                            |
| Cooling           | None                                                                                                                                 |
| # of Stories      | 4                                                                                                                                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard, Playground  |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 7             |
| Zoning         | M-X2          |
| HOA Fees       | 36            |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                    MaxWell Capital Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.