

\$299,800 - 2201, 81 Legacy Boulevard Se, Calgary

MLS® #A2084296

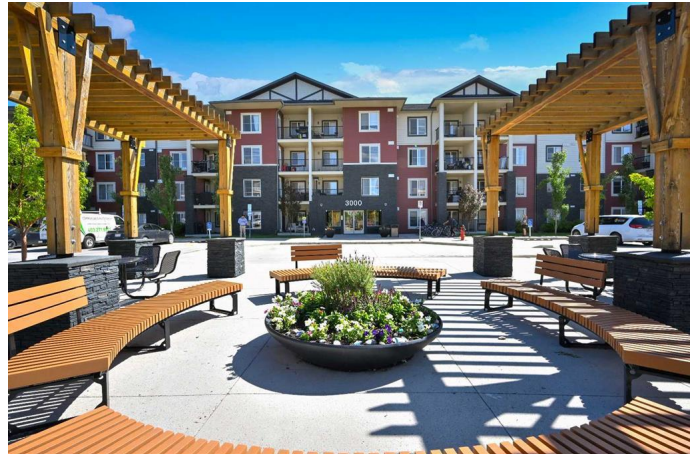
\$299,800

2 Bedroom, 2.00 Bathroom, 951 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

END UNIT ~ 2 BEDROOMS + A DEN ~ 2 FULL BATHROOMS ~ UNDERGROUND PARKING ~ IN/SUITE LAUNDRY ~ PRIVATE LAYOUT ~ LARGE CORNER BALCONY ~ UNSURPASSABLE LOCATION ~ WALK EVERYWHERE! Modern and sophisticated 2 bedroom plus a den corner unit. The spacious and open design is flooded with natural light creating a welcoming first impression. A large den off the entrance is ideal for a home office, gym or extra storage. Inspiring culinary adventures is the beautiful kitchen featuring stainless steel appliances and a large peninsula bar for additional counter space, storage and seating. Open to each other the adjacent dining and living rooms flow together seamlessly, perfect for entertaining. The covered corner balcony overlooking the courtyard entices casual barbeques and time spent unwinding. Walk-through dual closets lead to the private ensuite making the primary bedroom a true owner's retreat. This perfect layout ideally has the main living spaces separating the bedrooms and bathrooms for ultimate privacy. In-suite laundry, bike storage and underground parking add to your comfort and convenience. Phenomenally located in the family-friendly neighbourhood of Legacy which is full of playgrounds and walking paths that wind along the ridge, ponds and the 300-acre nature reserve in this extremely walkable community! Plus the new Township Centre is only a few minutes walk away boasting tons of shopping



and dining options and much more on the way!

Built in 2016

Essential Information

MLS® #	A2084296
Price	\$299,800
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	951
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2201, 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	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories	4
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	October 19th, 2023
Days on Market	20
Zoning	M-X2
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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