

\$299,900 - 1101, 81 Legacy Boulevard Se, Calgary

MLS® #A2085686

\$299,900

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Nestled within the vibrant and family-friendly neighborhood of Legacy, this exceptional end unit condo offers the perfect blend of modern sophistication, convenience, and an unbeatable location. With 2 bedrooms, 2 full bathrooms, underground parking, in-suite laundry, and a large corner balcony, this property is a true gem in the heart of this walkable community. Upon entering, you are immediately greeted by a flood of natural light, creating a warm and welcoming atmosphere. The open and spacious design of this unit invites you in, setting the stage for comfortable and contemporary living. The well-appointed kitchen is a chef's dream, featuring stainless steel appliances and a generously sized peninsula bar that serves as additional counter space, storage, and a cozy spot for casual dining. Whether you're whipping up a gourmet meal or enjoying a quick breakfast, this kitchen has it all. The adjacent dining and living areas seamlessly flow together, making it an ideal space for entertaining friends and family. Whether you're hosting a dinner party or simply relaxing in your own sanctuary, this open-concept layout is designed with your lifestyle in mind.

One of the standout features of this unit is the covered corner balcony, which offers a private retreat overlooking a serene courtyard. It's the perfect spot for casual barbecues, morning coffee, or simply unwinding after a long day. The primary bedroom is a true owner's retreat, complete with walk-through dual closets that



provide ample storage space. The ensuite bathroom ensures privacy and convenience, making it a peaceful oasis for relaxation. A well-thought-out layout places the main living spaces between the two bedrooms and bathrooms, maximizing privacy for both residents. In addition to these features, in-suite laundry, and underground parking add to your comfort and convenience. What truly sets this property apart is its location within the Legacy neighborhood. Boasting a family-friendly atmosphere, Legacy is replete with playgrounds, walking paths that wind along the ridge, scenic ponds, and a sprawling 300-acre nature reserve. This community is designed for those who appreciate an active lifestyle and the beauty of the great outdoors. Furthermore, the new Township Centre is just a short stroll away, offering a wealth of shopping and dining options. Whether you're looking for a quick bite to eat, doing some retail therapy, or simply enjoying the local amenities, you'll find it all within easy reach. In summary, this end unit condo in Legacy is a modern and sophisticated haven that seamlessly combines comfort, style, and convenience. With its private layout, underground parking, and a prime location that encourages an active lifestyle, this property offers a unique opportunity to embrace the best of what this charming neighborhood has to offer. Don't miss the call your agent today!

Built in 2015

Essential Information

MLS® #	A2085686
Price	\$299,900
Sold Price	\$290,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	872
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1101, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B9

Amenities

Amenities	Elevator(s), Parking, Picnic Area
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 5th, 2023
Date Sold	October 20th, 2023

Days on Market	15
Zoning	M-X2
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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