

\$300,000 - 3318, 81 Legacy Boulevard Se, Calgary

MLS® #A2106972

\$300,000

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

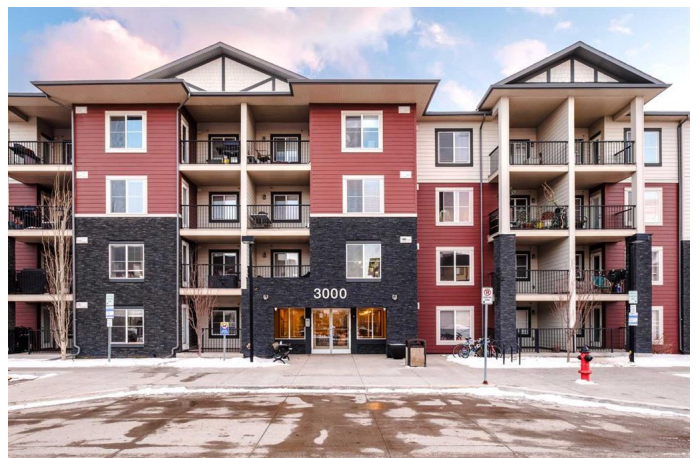
This third-floor unit is a fantastic opportunity! The unit has 2 bedrooms, 2 full bathrooms, a den and a titled underground parking stall that has a storage unit included! Most units in the building do not come with a storage unit. This is an incredible chance to purchase a unit with the storage-no need to settle for the lack thereof! This unit is a great layout that separates the two bedrooms for privacy, there is space for a dining table, and a perfect work-from-home spot (or two). The balcony faces south (away from the parking lot traffic), and is a quiet place to have a glass of wine and talk about the weekend plans. The community is quiet, and there is a lot of walkability within the area.

Less than a 5-minute drive you can have all amenities, which is also an easy walk, should that suit you best. There are groceries, Dollarama, Shopper's Drug Mart, Starbucks, Pet Smart and so much more, all nearby. Not to mention the bus route that is on Legacy Blvd right close to the complex- it is easy to head to work or head downtown for an evening out. It's quick to get to main roads and to the mountains!

Time to finally purchase that investment property? This is your sign to purchase a great unit within Legacy Gate as an investment, or move in yourself in the summertime!

Built in 2015

Essential Information



MLS® #	A2106972
Price	\$300,000
Sold Price	\$315,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	762
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3318, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Cement Fiber Board

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 14th, 2024
Days on Market	29
Zoning	M-X2
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office CIR Realty

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