

# \$295,000 - 1407, 81 Legacy Boulevard Se, Calgary

MLS® #A2108070

**\$295,000**

2 Bedroom, 2.00 Bathroom, 699 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This 700 square foot condo is located on the top floor of this desirable complex. Inside you will find 2 bedrooms each with their own window, as well as 2 full bathrooms. The primary bedroom comes with a walk-in closet and an upgraded ensuite that has a large walk-in shower with a built in seat. The kitchen is spacious and functional and has granite counters, stainless steel appliances, pantry, and plenty of cupboard space. This home comes complete with an upgraded lighting and kitchen package as well as blinds throughout. A titled underground parking space is included, and the rare feature of your own enclosed 5x10<sup>TM</sup> cement storage room located directly in front of your parking stall. There are not many units that come with the enclosed storage space; it is the size of a shed, fully enclosed with a locking door, and is truly an added bonus. With low condo fees that include heat and a convenient location located within walking distance to schools, amenities, and transportation, this condo is worth the look! Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2015

## Essential Information

MLS® # A2108070

Price \$295,000



|                |               |
|----------------|---------------|
| Sold Price     | \$315,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 699           |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1407, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Secured Parking, Storage |
| Parking Spaces | 1                                 |
| Parking        | Titled, Underground               |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings      |
| Heating           | Baseboard                                                                                   |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2024 |
| Date Sold      | March 6th, 2024     |
| Days on Market | 14                  |
| Zoning         | M-X2                |
| HOA Fees       | 36.00               |
| HOA Fees Freq. | ANN                 |

**Listing Details**

Listing Office            RE/MAX Southern Realty

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