

# \$335,000 - 3216, 81 Legacy Boulevard Se, Calgary

MLS® #A2168384

**\$335,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Open and inviting! This is a beauty 2-bedroom, 2-bathroom PLUS a versatile den (perfect for an office or playroom). With both bedrooms on opposite sides of the living space for added privacy. The primary bedroom includes a walk through closet and personal 4 piece ensuite bathroom with matching granite counters. Past the den/office area you have your second full size bathroom as well as your own washer dryer. The open concept kitchen featuring a breakfast bar with granite countertops flows into the living room with bright natural light. Step outside to your large private south facing patio, where you can unwind with views of trees, greenspace, and a nearby walking path. Legacy is two-time Community of the Year winner that has 15 km of scenic pathways winding past ponds and wide open green spaces. Enjoy views along the ridge of a 300-acre environmental reserve, offering year-round recreation opportunities. No scraping frosty windows in the mornings thanks to your TITLED heated underground parking located right by the stairway and guest parking for visitors. Youâ€™ll find elementary, junior high, and high schools all within 15 minutes, along with grocery stores, restaurants, and cafes just a stroll away. Nearby daycare and parks provide ideal spots for family outings for busy parents. Live in a community where your family can grow and thrive. Immediate possession available!

Built in 2015



## Essential Information

MLS® #	A2168384
Price	\$335,000
Sold Price	\$330,000
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	3216, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B9

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stone, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 24th, 2024  
Date Sold                        October 11th, 2024  
Days on Market                15  
Zoning                            M-X2  
HOA Fees                        36.00  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Broker

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