

\$353,000 - 3320, 81 Legacy Boulevard Se, Calgary

MLS® #A2174142

\$353,000

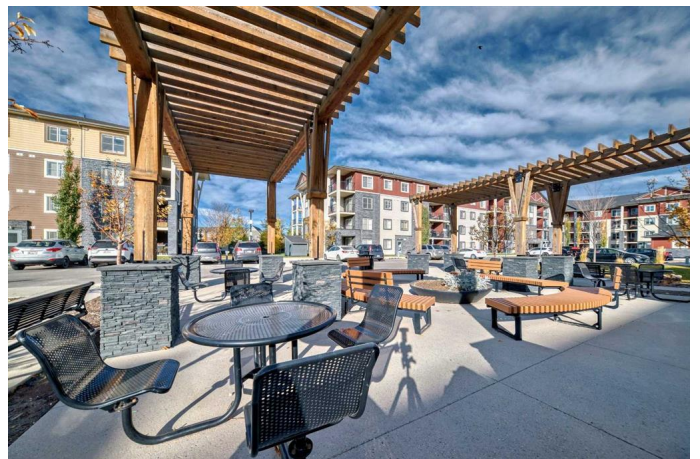
2 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to Legacy, an award-winning community where modern living meets convenience! This beautiful Southwest facing corner end unit situated on the 3rd floor boasts 975 square feet and offers Two spacious bedrooms, Two bathrooms, and Two parking stalls. The Underground Titled Parking Stall is oversized with extra wide space around the vehicle making it easy to park and includes a 5' x 9' secure lock up storage room which are both conveniently situated beside stairs leading directly up to the condo unit, or if your carrying a load its only a short walk to the elevator. The Above Grade Surface Parking Stall is Assigned to the condo unit which is also conveniently located in front of West entrance with easy access direct to the unit and short walk to garbage disposal common area.

The front foyer offers ample space for setting up a home office or gaming station with separate laundry room & storage with coat closet. As you enter natural light pours in through large windows, creating a bright and welcoming atmosphere throughout the home greeted by a gorgeous kitchen with ample kitchen space and packed with thoughtful upgrades including AC unit ensures comfort in the living room, dark rich espresso kitchen cabinets, dimmer switches for optimal lighting ambiance, updated stainless steel appliances, granite countertops complete with breakfast bar ledge and dedicated dining area offers space for additional furniture or dining options.



As one of the largest floor plans in the development, the "2 Bedroom Evolution" model sets the standard for contemporary living. Step inside and experience an open-concept design that effortlessly connects the kitchen and living room. Two spacious bedrooms are thoughtfully positioned on opposite sides of the unit, offering ideal privacy, perfect for roommates or guests. The primary bedroom features West-facing views, walkthrough closet and 3pc ensuite. The second bedroom boasts South views across from the 4pc bathroom divided by a large living room that leads to a grand West facing balcony perfect for barbequing, entertaining or just enjoying the views. This professionally managed complex offers a beautiful courtyard and visitor parking. Living in Legacy means being part of a vibrant community with over 1.7 million square feet of retail, restaurants, and offices spread across four commercial hubs. Schools (both existing and planned) for all ages, extensive walking and biking paths, and a stunning 300-acre environmental reserve are all nearby. Plus, enjoy easy access to Stoney, Deerfoot, MacLeod Trail, public transit, and a quick escape to the mountains.

Built in 2016

Essential Information

MLS® #	A2174142
Price	\$353,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.00
Year Built	2016

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3320, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X2B9

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Heated Garage, Off Street, Oversized, Parkade, Stall, Underground, See Remarks, Titled

Interior

Interior Features	Granite Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2024
Date Sold	November 12th, 2024
Days on Market	24
Zoning	M-X2
HOA Fees	60.00

HOA Fees Freq. ANN

Listing Details

Listing Office URBAN-REALTY.ca

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