# \$349,990 - 3220, 81 Legacy Boulevard Se, Calgary

MLS® #A2203158

## \$349,990

2 Bedroom, 2.00 Bathroom, 978 sqft Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stunning second-floor CORNER UNIT in the sought-after community of Legacy. With windows galore and 977 square feet of beautifully designed living space, this is one of the largest units in the complex. This spacious two-bedroom, two-bathroom condo also features a versatile denâ€"perfect for a home office or reading nook. Bathed in natural light thanks to its coveted southwest exposure, the unit enjoys sunshine throughout the day and an airy, open feel that's hard to beat. As one of the largest floorplans in the entire development, this condo stands out not just for its size, but for its thoughtful layout and comfortable flow. The open-concept design offers generous living and dining areas connected to a stylish, functional kitchenâ€"ideal for both everyday living and entertaining. Upgraded wood cabinetry, stainless appliances, and a cozy breakfast bar make this the center of the home. The primary suite includes a walkthrough closet and private ensuite, while the second bedroom and full bathroom offer flexibility for guests or family. Comfort is key here, with air conditioning included for year-round enjoyment. The condo also comes with two parking stallsâ€"one titled underground and one surfaceâ€"as well as a separate additional storage unit for added convenience.

Located in a well-managed complex, with plenty of visitor parking, you're just minutes from walking paths, schools, shops,







and major routes with public transit offering easy accessibility. Whether you're relaxing on the balcony or working from home in the sunlit den, this bright and inviting space is one you won't want to miss. Book your private showing today!

#### Built in 2016

#### **Essential Information**

MLS® # A2203158 Price \$349,990

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 978

Acres 0.00 Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3220, 81 Legacy Boulevard Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 2B9

#### **Amenities**

Amenities Gazebo

Parking Spaces 2

Parking Heated Garage, Insulated, Parkade, Stall, Titled, Underground

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home,

No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Data

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner

Heating Baseboard Cooling Wall Unit(s)

# of Stories 4

#### **Exterior**

Exterior Features Balcony, Courtyard

Roof Asphalt

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 27

Zoning M-X2

HOA Fees 36

HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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