

# \$259,900 - 3107, 81 Legacy Boulevard Se, Calgary

MLS® #A2211664

## \$259,900

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

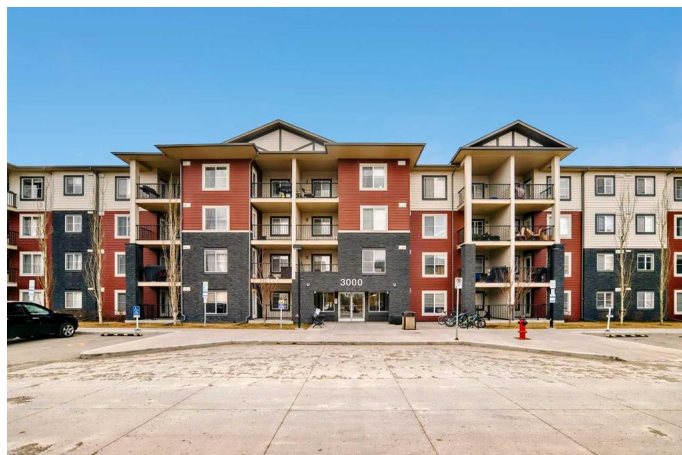
Legacy, Calgary, Alberta

Welcome to the community of Legacy and enjoy the convenience of having a private access through the unit patio from front walkway of the condo building. The property is within close proximity to shops, restaurants, transit and schools. It's a well managed pet friendly condo complex. This evolution floor plan unit has 1 bedroom and an ample sized den (9' x 11' x 11') that can be used as second or guest bedroom or a home office. The well appointed kitchen has stainless appliances, sleek style cabinets, granite countertops and an eating counter open to the living area with a garden door to the spacious patio, perfect place to enjoy barbeque with friends and relatives as well as early morning coffee. This move-in ready condo comes with a huge underground storage unit. Enjoy peaceful walks around the Legacy playground and ponds, just a block walk. An easy access to McLeod Trail, Deerfoot, and Stoney Trail. Don't miss on this one!

Built in 2015

## Essential Information

MLS® #	A2211664
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	571
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3107, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### Amenities

Amenities	Elevator(s), Park, Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

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

### Additional Information

Date Listed	April 19th, 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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