

# \$349,900 - 1240, 81 Legacy Boulevard Se, Calgary

MLS® #A2208088

**\$349,900**

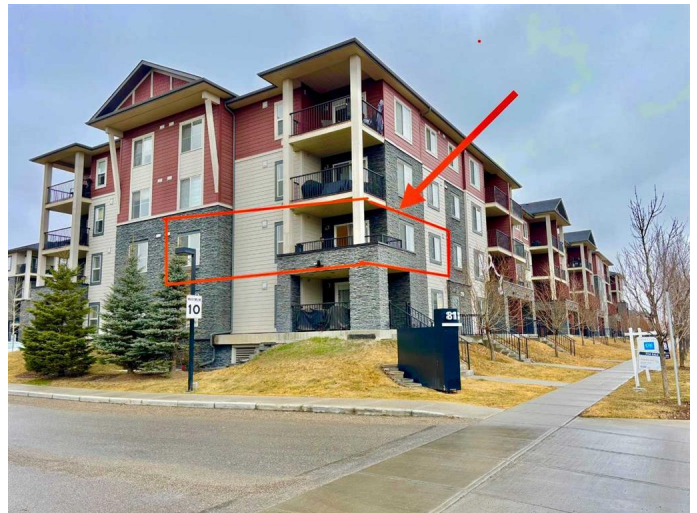
2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this bright and airy CORNER unit condo offering 2 spacious bedrooms, 2 full baths, a functional den, and 2 parking stalls—one underground and one surface. With windows on multiple sides, this home is flooded with natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living space includes a large sunlit living room that opens to a generously sized balcony, perfect for relaxing or entertaining. The kitchen and bathrooms feature upgraded granite countertops, complemented by newer stainless steel appliances and newer carpet for a fresh, move-in-ready feel. Smartly designed with bedrooms on opposite sides for maximum privacy and sound separation, plus a den ideal for a home office or study nook. Located just steps from shopping plazas, restaurants, grocery stores, and scenic green paths leading to peaceful ponds, this home combines comfort, functionality, and convenience in one perfect package. Book your showing today before it's gone!

Built in 2016



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2208088  |
| Price     | \$349,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1240, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                                   |
| Parking        | Stall, Underground                                  |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Balcony      |
| Construction      | Vinyl Siding |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 208              |
| Zoning         | M-X2             |
| HOA Fees       | 36               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office            TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.