

# \$249,900 - 2417, 81 Legacy Boulevard Se, Calgary

MLS® #A2208898

**\$249,900**

1 Bedroom, 1.00 Bathroom, 591 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to the popular development of Legacy Gate in the amenity rich community of Legacy! Walk to local restaurants, shopping, schools, transit stops & more. South Calgary Hospital close by. Miles of paved pathways offering biking & scenic walks in nature along the valley ridge, Fish Creek Park, community parks & water features. Located on the top floor with no one above you but the birds! Quiet corner location with open views of the treed courtyard. Sunny south exposure floods the balcony & unit in natural light. Inside youâ€™ll discover an open, functional plan. The kitchen is open to the main living space perfect for entertaining! It has plenty of Maple cabinets, stainless steel appliances and granite counter tops. Enjoy casual dining at the sit up breakfast bar or sit at the table in the dining room. Roomy primary bedroom has space for a Queen bed and dresser. The additional den area offers space for a home office, storage or guest bedroom. Convenient in suite laundry. Full bathroom with tiled floors. The balcony offers lots of room for additional storage, a BBQ & chairs to enjoy the fresh outdoor air & pleasant views. Assigned parking stall is conveniently located close to the front entrance to the building. Come enjoy the maintenance free lifestyle this affordable condo offers!

Built in 2015

## Essential Information



MLS® #	A2208898
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	591
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2417, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### **Amenities**

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Other

Construction	Stone, Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	71
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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