

# \$294,900 - 2310, 81 Legacy Boulevard Se, Calgary

MLS® #A2200738

## \$294,900

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Attention First Time Home Owners and Investors. Welcome to the desirable and award winning community of Legacy. This unit features 2 bedrooms and 2 bathrooms. The Primary Bedroom includes an ensuite 3-piece bath. The kitchen features granite countertops and stainless steel appliances. The unit is newly painted and features large windows that allows natural lights. Stepping out of your nice living room will lead you to your own private balcony where you can relax and unwind. Your unit is walking distance away from shopping areas, groceries, restaurants, parks, pond and schools which are perfect for a family with children. This unit includes 1 underground titled parking. Contact your favorite Realtor today to book your private showing.

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200738    |
| Price          | \$294,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 695         |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2310, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X2B9                       |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Pantry                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 9th, 2025 |
| Days on Market | 61              |
| Zoning         | M-X2            |
| HOA Fees       | 36              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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