

# \$325,000 - 1216, 81 Legacy Boulevard Se, Calgary

MLS® #A2210902

**\$325,000**

2 Bedroom, 2.00 Bathroom, 764 sqft

Residential on 0.00 Acres

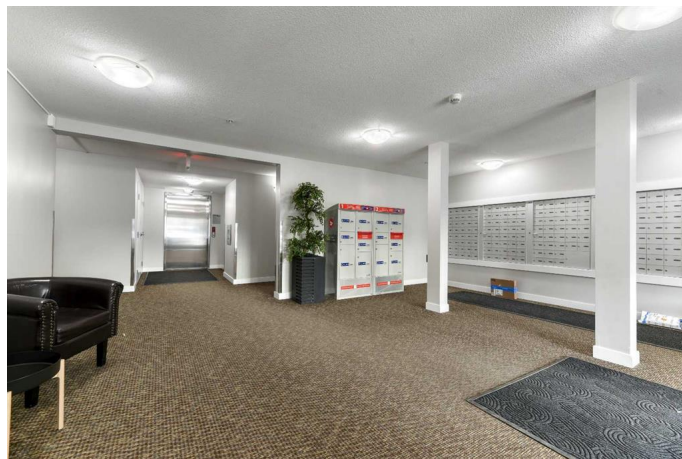
Legacy, Calgary, Alberta

Welcome to this beautifully designed 2-bedroom plus den condo located in the sought-after community of Legacy in SE Calgary. This spacious and well-laid-out "Evolution" floor plan offers an ideal blend of comfort and functionality, featuring two generous bedrooms, two full bathrooms, and a versatile den that's perfect for a home office, guest room, or flex space. The modern kitchen is equipped with granite countertops, stainless steel appliances, and real wood cabinetry, opening up to a bright, open-concept living area filled with natural light from large windows.

Step outside onto your oversized private balcony – an ideal space for morning coffee or evening relaxation. Additional conveniences include in-suite laundry, titled underground parking, and condo fees that cover heat and water. Located just a short walk from the brand-new Township Shopping Centre, All Saints High School, parks, public transit, and only minutes from the South Health Campus, this home is perfectly situated for comfort and accessibility. Whether you're a first-time buyer, downsizer, or investor, this stylish condo offers a fantastic opportunity to enjoy one of Calgary's fastest-growing and most vibrant communities.

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210902          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 764               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1216, 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        | Heated Garage, Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 2                |
| Zoning         | M-X2             |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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