

# \$311,000 - 1405, 81 Legacy Boulevard Se, Calgary

MLS® #A2219912

**\$311,000**

2 Bedroom, 2.00 Bathroom, 698 sqft

Residential on 0.00 Acres

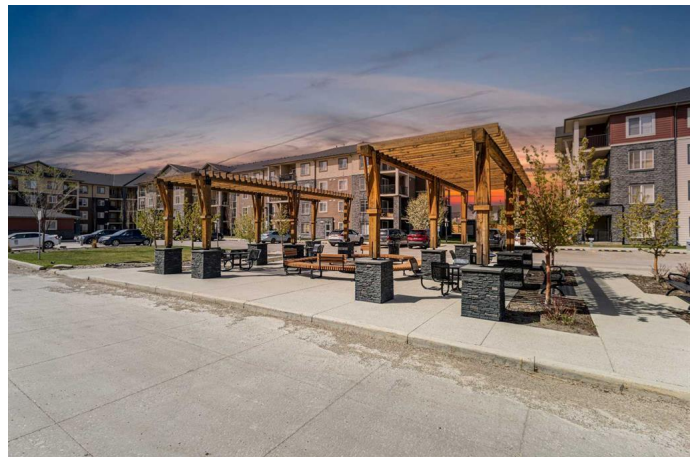
Legacy, Calgary, Alberta

\*\*\*TOP FLOOR with NO ONE jumping on your ceiling!!!\*\*SOUTH FACING into COURTYARD with NO NOISE from Main Street & TONS of Natural Lights!!!\*\*OVER \$20K LUXURY UPGRADES INCLUDED from the Builder!!!\*\* Step into elevated living with this stunning top-floor condo in the vibrant heart of Legacy! Boasting over \$20,000 in premium builder upgrades, this home exudes quality and style.

Enjoy the peace and privacy of a top-floor unit with no neighbors above, while soaking in sunshine all day thanks to the beautiful south-facing exposure. This impeccably maintained condo is part of a well-managed complex located just moments from parks, schools, grocery stores, restaurants, and retail â€“ everything you need is right at your doorstep.

Designed with both comfort and functionality in mind, this layout offers two well-separated bedrooms for ultimate privacy. The spacious primary suite features a large walk-in closet, while the smartly planned kitchen and laundry areas make the most of every square foot.

Even better? The incredibly low condo fees â€“ thanks to the no-frills building design â€“ help you save without sacrificing location or quality. Just minutes from major roads, a bustling shopping district, and a possible future LRT station, this condo is a smart



choice for both homeowners and savvy investors.

Donâ€™t miss your chance to own this sun-soaked gem â€“ book your private showing today!

Built in 2016

**Essential Information**

MLS® #	A2219912
Price	\$311,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	698
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1405, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

**Amenities**

Amenities	Snow Removal, Trash, Visitor Parking, Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
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Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Playground
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	May 18th, 2025
Days on Market	64
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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