

# \$250,000 - 3107, 81 Legacy Boulevard Se, Calgary

MLS® #A2211664

## \$250,000

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

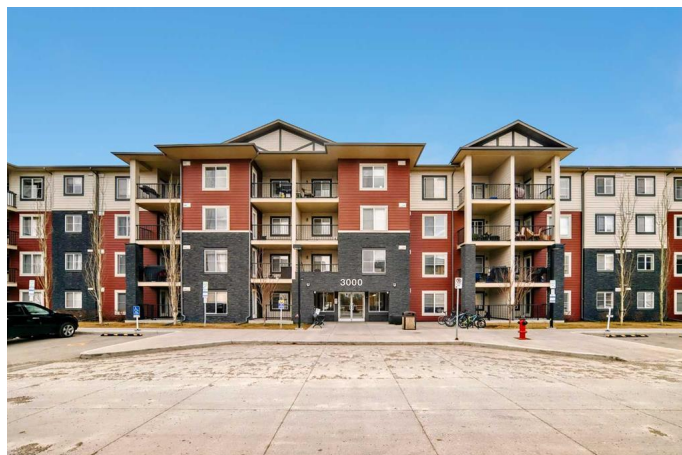
Legacy, Calgary, Alberta

Welcome to the community of Legacy and enjoy the convenience of having a private access through the unit patio from front walkway of the condo building. The property is within close proximity to shops, restaurants, transit and schools. It's a well managed pet friendly condo complex. This evolution floor plan unit has 1 bedroom and an ample sized den (9' x 11' x 11') that can be used as second or guest bedroom or a home office. The well appointed kitchen has stainless appliances, sleek style cabinets, granite countertops and an eating counter open to the living area with a garden door to the spacious patio, perfect place to enjoy barbeque with friends and relatives as well as early morning coffee. This move-in ready condo comes with a huge underground storage unit. Enjoy peaceful walks around the Legacy playground and ponds, just a block walk. An easy access to McLeod Trail, Deerfoot, and Stoney Trail. Don't miss on this one!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2211664  |
| Price      | \$250,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 571               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3107, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Playground, Visitor Parking, Park |
| Parking Spaces | 1  |
| Parking        | Stall, Assigned                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |
| Basement          | None  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard                    |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 58               |

|                |      |
|----------------|------|
| Zoning         | M-X2 |
| HOA Fees       | 36   |
| HOA Fees Freq. | ANN  |

## **Listing Details**

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

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