

2417, 81 Legacy Boulevard SE
Calgary, Alberta

MLS # A2166251



\$264,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	591 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 295
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	None		

Welcome to the popular development of Legacy Gate in the fantastic 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. But don't worry about the heat as this unit has air conditioning! Inside you'll discover an open plan with functional kitchen with loads of cabinets, stainless steel appliances and granite counter tops. Roomy primary bedroom plus a large den offering space for a home office, storage or guest bedroom. In suite laundry. Full bathroom with tiled floors. The kitchen has a sit up breakfast bar & overlooks the roomy living and dining rooms. The balcony offers lots of room for 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!