

2418, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2171498



**\$299,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to 2418 81 Legacy Boulevard! This highly desirable 2 bedroom, 1 bathroom TOP floor unit is located just off Macleod Trail in the highly sought-after community of Legacy. This pet-friendly complex provides a great first impression, as well as easy access in and out of the area. Upon entering the unit itself, your eye is immediately caught by the dark kitchen cabinets, granite countertops, stainless steel appliances (refrigerator, electric range, microwave, dishwasher AS-IS), and a fully functional open floor plan. Stunning luxury vinyl plank throughout the entire condo, leading into two bedrooms (both with decent sized closets) one 4 piece bathroom, as well as in-suite laundry. The balcony comes equipped with outdoor outlets and an exterior light, and also boasts views of the mountains, with enough room for a barbecue / outdoor seating area. One titled underground parking space for the unit, as well as ample visitor parking for any guests. The outdoor common area features paved pathways with easy access to nearby schools, parks and shopping. This quaint and quiet top floor unit is sure to go quickly, so contact your agent to arrange your showing today!