

**1405, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2219912



\$311,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	698 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

***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 & 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 & thanks to the no-frills building design & 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. Don't miss your chance to own this sun-soaked gem & book your private showing today!