

**2240, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2228309**



**\$340,000**

|                  |                                               |               |                  |
|------------------|-----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)            |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                   |               |                  |
| <b>Size:</b>     | 968 sq.ft.                                    | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                             | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                             |               |                  |
| <b>Lot Feat:</b> | -                                             |               |                  |

|                    |                                                                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                 | <b>Condo Fee:</b> | \$ 485 |
| <b>Basement:</b>   | -                                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                               | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to a rare offering in the heart of Legacy &ndash; a beautiful condo that perfectly blends style, space, and convenience. Situated on the second floor of a well-maintained, sought-after complex, this expansive, almost 970 sq ft South West corner unit showcases one of the largest floor plans available. Inside, you'll be greeted by an abundance of natural light streaming through oversized windows, accentuating the open-concept layout and creating a warm, welcoming atmosphere. The generous living and dining areas offer seamless flow, ideal for both entertaining and everyday living. The unit is beautifully upgraded with premium floor tiles and plush carpet. The chef-inspired kitchen is both stylish and practical, featuring rich wood cabinetry, granite countertops, designer backsplash, smudge-resistant slate finish appliances that stays flawlessly clean&mdash;no fingerprints, no streaks, and a functional breakfast bar. Whether hosting guests or enjoying a quiet morning coffee, this kitchen meets every need with ease. Two well-appointed bedrooms provide comfortable retreats, including a spacious primary suite complete with a walk-through closet and private 3-piece ensuite with a sleek shower stall. A second bedroom is located on the opposite side of the unit for added privacy, along with a full 4-piece main bathroom. Additional features include in-suite laundry, one titled underground heated parking stall, and a second surface stall conveniently located just steps from the entrance. Enjoy the benefits of a quiet, well-managed complex with ample visitor parking and easy access to nearby pathways, schools, shopping, public transportation, and major roadways. This bright, move-in ready condo offers exceptional value and lifestyle in one of Calgary's most desirable communities.