

1426, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2250696



\$395,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Legacy                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 953 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 3                                  | Baths: | 2                 |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard   | Water:     | -      |
| Floors:     | Carpet, Vinyl   | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 470 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Composite Siding, Stone, Wood Frame   | Zoning:    | M-X2   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows |            |        |
| Inclusions: | None  |            |        |

This beautifully renovated 953 sq ft top-floor apartment offers a rare combination of three spacious bedrooms and two full bathrooms, perfect for families, roommates, or those needing extra space for a home office. The bright, open layout features fresh modern finishes, granite countertops, and stainless steel appliances. Step outside to your large covered patio, perfect for year-round enjoyment—whether it’s morning coffee, an evening barbecue, or simply relaxing outdoors in any season. Located near the second elevator, you’ll have quick access to your titled heated underground parking stall—just a few short steps away. The family-friendly community is surrounded by parks, pathways, schools, and shopping, offering everyday convenience in a welcoming neighborhood. Whether you’re upsizing, downsizing, or investing, this top-floor gem combines comfort, style, and location in one exceptional package.