

**1123, 81 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2254392**



**\$325,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Insulated, Parkade, Stall, Underground		
<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>	-	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Modern Ground-Floor Condo in Legacy | Fully Renovated, Heated Underground Parking, Private Entrance & Step into comfort and convenience with this beautifully renovated 2-bedroom, 1-bathroom condo offering 671 sq. ft. of thoughtfully designed living space in the heart of Legacy. Renovated just 8 months ago, the unit was stripped down and completely refreshed with durable new vinyl flooring, elegant quartz countertops, and a bright open-concept floor plan that seamlessly connects the kitchen, dining, and living areas. Two well-sized bedrooms provide flexibility for a home office, guest room, or family space, while the updated full bathroom adds a clean, modern finish. Located on the ground floor, this condo features a private side entrance that makes coming and going simple and provides wheelchair-friendly access, all while delivering the practicality of ground-level living. For added convenience, the unit includes a secure heated underground parking stall, so you never have to worry about winter snow or summer heat. Nestled in the family-friendly community of Legacy, you'll be steps from scenic walking and biking paths, local parks, schools, shopping, restaurants, and daily essentials, with easy access to major routes for a quick commute. Perfect for young professionals, families, or downsizers seeking a move-in-ready home with modern finishes, private outdoor access, and the comfort of underground parking, this condo blends style, accessibility, and convenience in one complete package. Book your private showing today and see why Legacy is one of Calgary's most desirable communities to call home!