

**2425, 81 Legacy Boulevard SE**  
**Calgary, Alberta**
**MLS # A2217364**

**\$315,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<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>	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo with a versatile den, located in the sought-after community of Legacy in Calgary. With an inviting east-facing exposure, you'll enjoy natural light streaming through the windows every morning, creating a bright and airy atmosphere throughout the space. Step inside to discover brand-new luxury vinyl plank flooring that exudes style and durability, paired with sleek stainless steel appliances in the kitchen, perfect for culinary enthusiasts. The open-concept design allows for seamless flow between the living, dining, and kitchen areas, ideal for both entertaining and everyday living. The spacious master bedroom comes with its own en-suite bathroom, while the second bedroom provides ample space for family, guests, or a home office. The additional den offers the perfect spot for a home office, reading nook, or even extra storage. This condo is situated in a vibrant neighborhood with close access to parks, shopping, dining, and more, making it the perfect combination of comfort and convenience. Don't miss out on this fantastic opportunity to own a contemporary condo in one of Calgary's most desirable communities.