

1114, 81 legacy Boulevard  
Calgary, Alberta

MLS # A2242807



**\$344,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<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>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** N/A

Luxury and convenience meet in this beautifully upgraded 3-bedroom, 2-bathroom ground-floor condo! Thoughtfully designed with high-end finishes throughout, this spacious home features an open-concept layout, designer accent walls, and a warm, inviting atmosphere perfect for both relaxing and entertaining. The modern kitchen is a standout, boasting premium cabinetry, countertops, and stainless steel appliances. The bright living area flows seamlessly to your private, covered patio with a separate entrance &ndash; ideal for morning coffee, evening BBQs, or easy access for guests and pets. All three bedrooms are generously sized, including a luxurious primary suite with a walk-through closet. Additional highlights include in-suite laundry, ample storage, and titled parking. Located in a quiet, well-maintained complex close to parks, schools, shopping, and transit, this home offers the perfect blend of upscale living and everyday convenience. Pet-friendly (with board approval). Don't miss this rare opportunity to enjoy a move-in ready, ground-level condo with private access and premium upgrades &ndash; a true gem!