

## 780-897-4003

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## 1114, 81 legacy Boulevard Calgary, Alberta

MLS # A2242807



\$340,000

Division:	Legacy		
Туре:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Water: Baseboard Floors: Sewer: Linoleum, Vinyl Roof: Condo Fee: \$ 454 **Basement:** LLD: Exterior: Zoning: Brick, Composite Siding, Mixed, Wood Frame M-X2 Foundation: **Utilities:** 

Features: 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 – 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 – a true gem!