



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**3109, 81 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2206813**



**\$279,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	669 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 334
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Discover this cozy 2-bedroom, 1-bath condo in the highly sought-after Legacy community of SE Calgary. Situated on the main floor, it offers a private entrance, your own patio and an assigned parking stall—ideal for both first-time buyers and investors. The unit features freshly painted interiors and upgraded light fixtures, adding a modern touch to the comfortable layout. You’ll be just steps from a massive shopping plaza, park, playground, community pond and All Saints High School, while quick access to Macleod Trail makes commuting across the city a breeze. Plus, the low condo fees include heat, water, and exterior maintenance, offering worry-free living and excellent value. Don’t miss this great opportunity—book your showing today!