

\$311,000 - 1405, 81 Legacy Boulevard Se, Calgary

MLS® #A2219912

\$311,000

2 Bedroom, 2.00 Bathroom, 698 sqft
Residential on 0.00 Acres

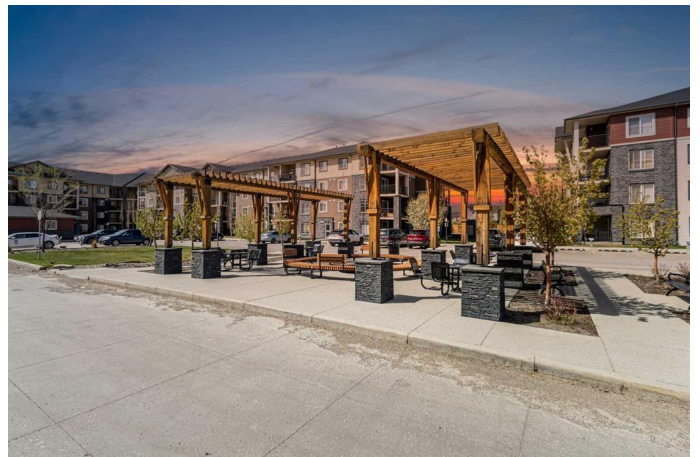
Legacy, Calgary, Alberta

***TOP FLOOR with NO ONE jumping on your ceiling!!!**SOUTH FACING into COURTYARD with NO NOISE from Main Street & TONS of Natural Lights!!!**OVER \$20K LUXURY UPGRADES INCLUDED from the Builder!!!** Step into elevated living with this stunning top-floor condo in the vibrant heart of Legacy! Boasting over \$20,000 in premium builder upgrades, this home exudes quality and style.

Enjoy the peace and privacy of a top-floor unit with no neighbors above, while soaking in sunshine all day thanks to the beautiful south-facing exposure. This impeccably maintained condo is part of a well-managed complex located just moments from parks, schools, grocery stores, restaurants, and retail â€“ everything you need is right at your doorstep.

Designed with both comfort and functionality in mind, this layout offers two well-separated bedrooms for ultimate privacy. The spacious primary suite features a large walk-in closet, while the smartly planned kitchen and laundry areas make the most of every square foot.

Even better? The incredibly low condo fees â€“ thanks to the no-frills building design â€“ help you save without sacrificing location or quality. Just minutes from major roads, a bustling shopping district, and a possible future LRT station, this condo is a smart



choice for both homeowners and savvy investors.

Don't miss your chance to own this sun-soaked gem – book your private showing today!

Built in 2016

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2219912 |
| Price | \$311,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 698 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 1405, 81 Legacy Boulevard Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 2B9 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home |
|-------------------|--|

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Washer, Dishwasher, Electric Range, Microwave Hood Fan, Window Coverings |
| Heating | Baseboard, Hot Water |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Courtyard, Playground |
| Construction | Wood Frame, Stone, Vinyl Siding |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 18th, 2025 |
| Days on Market | 95 |
| Zoning | M-X2 |
| HOA Fees | 36 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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