

# \$349,888 - 2340, 81 Legacy Boulevard Se, Calgary

MLS® #A2210484

**\$349,888**

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Check out the 3D Virtual Tour. Discover the charm and convenience of this newly listed condo in the sought after and award winning community of Legacy. This spacious 2 bedroom, 2 bathroom plus den END UNIT is the largest layout this complex builds. It offers peace, privacy, and an abundance of natural light thanks to its oversized windows and quiet corner location with open views. Step inside to find a bright, open floor plan with fresh paint, professionally cleaned carpets, and a thoughtfully designed layout. The kitchen boasts granite countertops, ceramic tiles, ample cabinetry, and a functional flow that's perfect for cooking and entertaining. Enjoy morning coffee or evening relaxation on your private balcony, soaking in the sunshine and tranquility of Legacy. The den area is a flexible space that can serve as a cozy home office, reading nook, or extra seating area. Retreat to the Master bedroom, complete with a walk-in closet and a 3 pce. ensuite for your comfort and convenience. A second spacious bedroom makes this home ideal for guests, roommates, or family. Additional highlights include the following: In-suite laundry, 2 parking spots (one titled underground and one assigned surface stall). Close to schools, shopping, transit stops, parks, and the South Calgary Hospital. Steps away from paved pathways for biking and scenic walks. Whether you're a first time buyer, downsizing, or investing, this home has everything you need and more. Contact your favourite



Realtor today to book your private showing -  
this Legacy Gem will not last long.

Built in 2016

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210484          |
| Price          | \$349,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 967               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2340, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Titled, Underground                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Elevator, Track Lighting |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked  |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |

# of Stories                4

**Exterior**

Exterior Features    Balcony  
Construction        Stone, Wood Frame, Compos



**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      91  
Zoning                 M-X2  
HOA Fees             36  
HOA Fees Freq.     ANN

**Listing Details**

Listing Office         KIC Realty

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