

# \$244,900 - 2317, 81 Legacy Boulevard Se, Calgary

MLS® #A2215308

## \$244,900

1 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

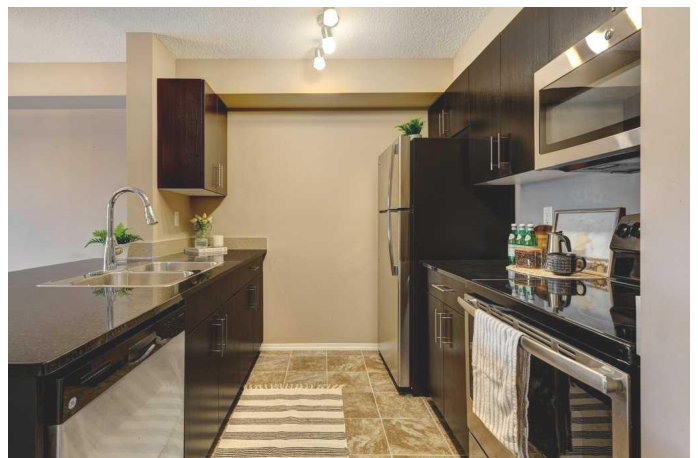
Legacy, Calgary, Alberta

Welcome home to this fantastic 1 bedroom + den, CORNER UNIT in desirable Legacy Gate! Perfect for snowbirds, first time buyers, investors or newcomers to Calgary who want a great landing spot while learning all our great city has to offer! This unit is bright and welcoming with stylish kitchen finishes, spacious living/dining area, bedroom and den! The den offers so much flexibility as a great home office or hobby area where a murphy/cabinet bed or pull out couch could easily be accommodated for guests. The bathroom offers room for additional storage and you'll love being able to tuck the laundry away when hosting friends & family! Owning a corner unit means enjoying the most spacious of decks with room for warm evening dinners AND a cozy chair for savouring your morning coffee. The assigned parking stall with plug-in is conveniently located just across from the front entrance. Enjoy all the amenities that make Legacy such a sought after community - call your favourite Realtor and book your private showing today!

Built in 2016

## Essential Information

MLS® #	A2215308
Price	\$244,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	593
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2317, 81 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B9

### **Amenities**

Amenities	Elevator(s), Park, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Garden
Construction	Mixed, Wood Frame

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	22
Zoning	M-X2
HOA Fees	36

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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