

# \$328,400 - 1112, 81 Legacy Boulevard Se, Calgary

MLS® #A2245822

**\$328,400**

3 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

This stunning 3-bedroom, 2-bathroom unit is a rare gem and sure to impress! From the moment you walk in, you'll love the stylish upgrades and bright, modern vibe. The open-concept layout features a spacious kitchen with sleek granite countertops, stainless steel appliances, and a large breakfast bar – perfect for hosting or everyday living. Upgraded laminate flooring runs throughout the living room, dining area, and bedrooms, tying the space together beautifully. Large windows fill every room with natural light, making the entire home feel warm and inviting. Step outside onto your private deck – perfect for morning coffee, BBQs, or relaxing evenings. The massive primary bedroom features a walk-through closet and a luxurious 3-piece ensuite. Two more generous bedrooms, a modern 4-piece bath, and a convenient laundry room complete the space. You'll also enjoy a titled underground parking stall for added comfort and convenience. Located in the sought-after community of Legacy, close to parks, schools, shopping, and more – this home truly has it all. Don't wait – book your private tour today before it's gone!

Built in 2016

## Essential Information

MLS® #                   A2245822

Price                     \$328,400



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 945               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1112, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Stall, Underground           |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                               |
| Cooling           | None                                                                                                            |
| # of Stories      | 4                                                                                                               |
| Basement          | None                                                                                                            |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 76               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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