**780-978-0157**
jenniferstudent@me.com

# 1313, 81 Legacy Boulevard SE
# Calgary, Alberta

**MLS # A2179320**



# $279,900

| | |
|---|---|
| **Division:** | Legacy |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Low-Rise(1-4) |

| | | | |
|---|---|---|---|
| **Size:** | 670 sq.ft. | **Age:** | 2015 (9 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 |
| **Garage:** | Stall | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | - | | |

| | | | | |
|---|---|---|---|---|
| **Heating:** | Baseboard | | **Water:** | - |
| **Floors:** | Carpet, Laminate | | **Sewer:** | - |
| **Roof:** | Asphalt | | **Condo Fee:** | $ 307 |
| **Basement:** | - | | **LLD:** | - |
| **Exterior:** | Stone, Wood Frame | | **Zoning:** | M-X2 |
| **Foundation:** | - | | **Utilities:** | - |
| **Features:** | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | | |

| | |
|---|---|
| **Inclusions:** | NA |

Nestled in the desirable community of Legacy, this sophisticated 2 bedroom, 1 bath condo has been meticulously cared for and offers countless lifestyle amenities and convenient accessibility at your doorstep. The open-concept layout boasts a stunning kitchen featuring stainless steel appliances, a stylish tiled backsplash, granite countertops, and a generous island that seamlessly flows into the dining and living areas. The primary bedroom is bathed in natural light and includes a large walk-in closet. A versatile second bedroom or dedicated home office space, a convenient in-suite laundry room, and a 4-piece bathroom complete this inviting home. Additionally, the unit is pre-wired for air conditioning, ensuring year-round comfort. Experience the pride of ownership evident in every detail. Don't miss the immersive 3D virtual tour to truly appreciate the unique qualities of this exceptional condo. Builder measurements=724 sq.ft