

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

MLS® #A2219912

\$311,000

2 Bedroom, 2.00 Bathroom, 698 sqft

Residential on 0.00 Acres

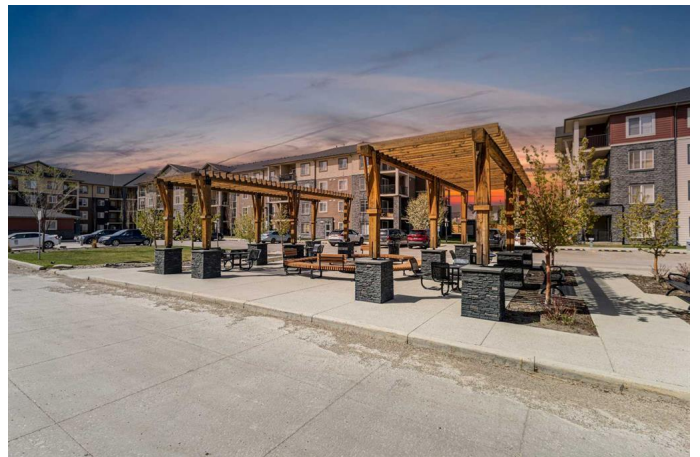
Legacy, Calgary, Alberta

***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	101
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.