# REALTY ACES
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# GRASSROOTS
REALTY GROUP

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## 1214, 81 Legacy Boulevard SE
## Calgary, Alberta

**MLS # A2181667**



# $325,000

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

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|---|---|---|---|
| **Size:** | 844 sq.ft. | **Age:** | 2015 (9 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |

| | |
|---|---|
| **Garage:** | Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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|---|---|---|---|---|
| **Heating:** | Baseboard | | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Linoleum | | **Sewer:** | - |
| **Roof:** | - | | **Condo Fee:** | $ 419 |
| **Basement:** | - | | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | | **Zoning:** | M-X2 |
| **Foundation:** | - | | **Utilities:** | - |
| **Features:** | Elevator, Kitchen Island, Open Floorplan | | | |

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

REDUCED TO SELL!!!. Welcome to the award-winning desirable community of Legacy! This 844 sqft two bedroom, two bath, well maintained condo comes with underground parking, a large open floor concept, offers the epitome of modern living, an incredible value for a first-time home buyer or a savvy investor, upon entering the unit, you are greeted by an open floorplan that flows seamlessly from the kitchen to the spacious living room with access to large covered deck. Two spacious bedrooms are on opposite sides of the unit-providing separation and privacy -great for roommate scenarios, or out of town guests.  Other features include a designated dining spacious with room and a spacious in suite laundry with full sized washer and dryer, and additional storage space, one titled parking stall in underground heated parkade.  This professionally managed complex has a beautiful courtyard area and visitor parking while the community of Legacy itself connects residents with lots of amenities such as, retail stores, shopping, restaurants, offices, bus service, Fire Station, Police and schools Easy get away via Stoney, Deerfoot and MacLeod Trail, steps from transit and quick access to the mountains!  Don&rsquo;t miss out on this opportunity