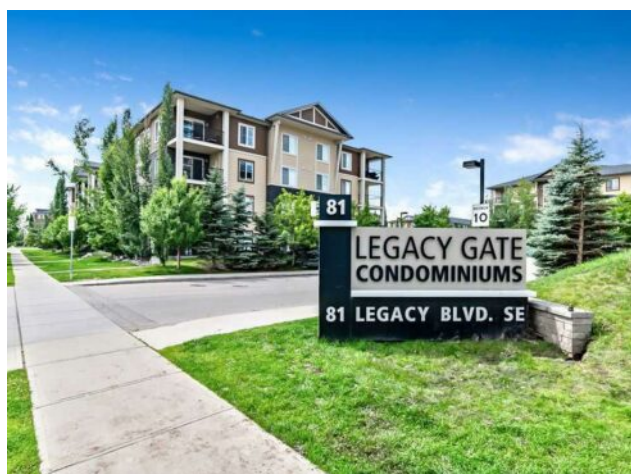


**2318, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2237855



\$260,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 81 Legacy Boulevard #2318, located in the award-winning community of Legacy. This well-maintained and stylish unit offers the perfect blend of comfort, convenience, and location. With quick access to Stoney Trail, Deerfoot, Macleod Trail, and close proximity to top-rated schools, parks, playgrounds, South Health Campus, shopping, restaurants, gas stations, and even Starbucks—everything you need is just minutes away. Inside, you'll love the open-concept layout, ideal for everyday living and entertaining. The modern kitchen is complete with dark mocha cabinets, granite countertops, stainless steel appliances, and a large breakfast bar with ample storage. The spacious living and dining areas flow seamlessly onto a private balcony, the perfect spot to unwind on warm summer evenings. This unit offers two bedrooms, including a large primary with a deep closet, and a second bedroom ideal for guests, a roommate, or a home office. The full 4-piece bathroom is clean and modern, and the in-suite laundry adds convenience with a stackable washer and dryer. Additional features include titled underground heated parking, air conditioning, a beautifully landscaped courtyard, community garden, children's playground, scenic walking paths, and a tranquil pond with fountain. This is the perfect home for first-time buyers, downsizers, or investors alike! Don't miss this fantastic opportunity to own a condo in Legacy Gate - Call your favourite realtor today!