

# \$308,888 - 2130, 81 Legacy Boulevard Se, Calgary

MLS® #A2202322

**\$308,888**

2 Bedroom, 2.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome home! This bright and modern 2-bedroom, 2-bath condo is perfect for first-time buyers or investors looking for a smart, hassle-free opportunity. The airy, open-concept layout is ideal for entertaining or relaxing, with the added convenience of in-unit laundry and plenty of storage to keep things organized.

Enjoy the best of both worlds in this main-floor unit, backing onto a quiet green space instead of a parking lot! With titled parking, low condo fees, and a building that's less than 10 years old, this home offers the perfect blend of comfort, convenience, and great value. Plus, it's the only condo in the building with a built-in reverse osmosis system—fresh, purified water straight from the tap!

Leave the car at home! Walk to shopping, schools, playgrounds, and bus stops—everything you need is just steps away.

Don't miss this rare opportunity—schedule your showing today!

Built in 2016

## Essential Information

MLS® # A2202322

Price \$308,888



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 694               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2130, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X2B9                       |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Other                      |
| Parking Spaces | 1                          |
| Parking        | Heated Garage, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Other      |
| Construction      | Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 43               |

|                |      |
|----------------|------|
| Zoning         | M-X2 |
| HOA Fees       | 36   |
| HOA Fees Freq. | ANN  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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