

# \$269,000 - 2118, 81 Legacy Boulevard Se, Calgary

MLS® #A2218949

**\$269,000**

2 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this charming ground-floor condo in the heart of Legacy, one of Calgary's most sought-after communities known for its beautifully designed streetscapes, access to nature, and unmatched urban convenience. Whether you're a first-time buyer, downsizer, or investor, this home offers a rare blend of privacy, functionality, and lifestyle appeal. Backing onto a quiet green space, this unit offers exceptional privacy and a peaceful outdoor setting—perfect for morning coffees, evening unwinds, or letting your pet out with ease. You'll love the direct outdoor access and the convenience of nearby walking paths, parks, and greenbelts that make Legacy so livable. Step inside and you'll find a bright, open-concept living area that feels spacious and welcoming. The kitchen is both stylish and practical, featuring granite countertops, stainless steel appliances, and ample cabinetry—perfect for prepping meals or entertaining friends around the dining area or living room. This home features two generously sized bedrooms, offering flexible space for a guest room, office, or roommate setup. The 4-piece bathroom is clean and contemporary, while the in-suite laundry ensures all your daily needs are met with ease. From groceries and restaurants to coffee shops and fitness centres, this unit is just minutes from Legacy's full-service commercial plaza, offering walkable access to everything you need. Plus, with quick access to major roadways, commuting or weekend



getaways are a breeze. Whether you're enjoying a peaceful retreat indoors or stepping out to explore the surrounding parks and trails, this condo is the perfect base for comfortable, connected living in Calgary's vibrant south.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218949          |
| Price          | \$269,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 705               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2118, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Visitor Parking, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Stall, Underground, Covered, Secured          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Storage, Vinyl Windows, Breakfast Bar |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, |

|              |                                |
|--------------|--------------------------------|
|              | Washer/Dryer, Window Coverings |
| Heating      | Baseboard, Natural Gas         |
| Cooling      | None                           |
| # of Stories | 4                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard                       |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 64            |
| Zoning         | M-X2          |
| HOA Fees       | 36            |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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