

# \$315,000 - 3416, 81 Legacy Boulevard Se, Calgary

MLS® #A2246643

**\$315,000**

2 Bedroom, 2.00 Bathroom, 765 sqft

Residential on 0.00 Acres

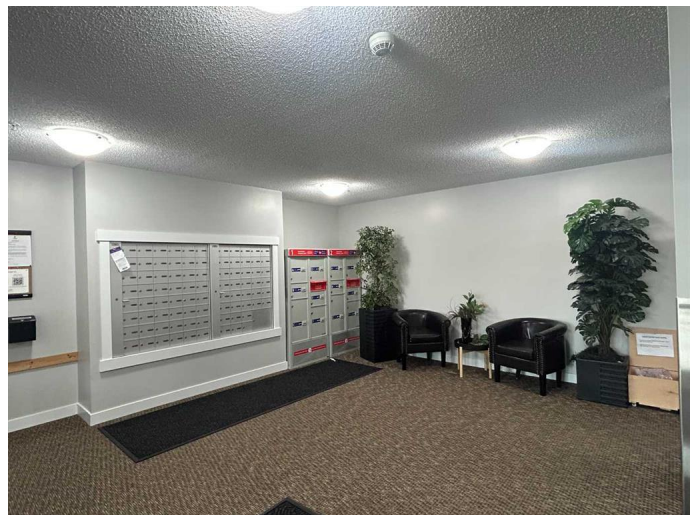
Legacy, Calgary, Alberta

Welcome to Legacy Gate â€” a well-maintained, pet-friendly condo located in the heart of the award-winning Legacy community. This TOP FLOOR, 2 bedroom, 2 bathroom + Den unit offers a bright open-concept layout with granite countertops, stainless steel appliances, and modern dark cabinetry with plenty of storage. The spacious primary bedroom features a walk-in closet and a generously sized ensuite with a deep soaker tub. Step out onto your private balcony overlooking the beautifully landscaped central courtyard, with plenty of space to relax or BBQ. Additional highlights include in-suite laundry and a titled underground heated parking stall. The complex is professionally managed and surrounded by parks, walking paths, schools, shops, restaurants and a fully equipped 24/7 gym just steps away from the building â€”with quick access to Stoney, Deerfoot, and Macleod Trail. Call your favorite realtor today to book a showing for this exceptional condo!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246643  |
| Price      | \$315,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 765               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3416, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X2B9                       |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Courtyard                  |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 20               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             First Place Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.