

# \$338,888 - 2340, 81 Legacy Boulevard Se, Calgary

MLS® #A2256150

**\$338,888**

2 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Check out the 3D Virtual Tour. Discover the charm and convenience of this GORGEOUS and well laid out condo in the sought after and award winning community of Legacy. This spacious 2 bedroom, 2 bathroom plus den END UNIT is the largest layout this complex builds. It offers peace, privacy, and an abundance of natural light thanks to its oversized windows and quiet corner location with open views. Step inside to find a bright, open floor plan with fresh paint, professionally cleaned carpets, and a thoughtfully designed layout. The kitchen boasts granite countertops, ceramic tiles, ample cabinetry, and a functional flow that's perfect for cooking and entertaining. Enjoy morning coffee or evening relaxation on your private balcony, soaking in the sunshine and tranquility of Legacy. The den area is a flexible space that can serve as a cozy home office, reading nook, or extra seating area. Retreat to the Master bedroom, complete with a walk-in closet and a 3 pce. ensuite for your comfort and convenience. A second spacious bedroom makes this home ideal for guests, roommates, or family. Additional highlights include the following: In-suite laundry, 2 parking spots (one titled underground and one assigned surface stall). Close to schools, shopping, transit stops, parks, and the South Calgary Hospital. Steps away from paved pathways for biking and scenic walks. Whether you're a first time buyer, downsizing, or investing, this home has everything you need and more. Contact your favourite Realtor today



to book your private showing - this Legacy Gem will not last long.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256150          |
| Price          | \$338,888         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 967               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2340, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 2                                     |
| Parking        | Assigned, Stall, Titled, Underground  |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked                                            |
| Heating           | Baseboard, Natural Gas                                                                                                         |
| Cooling           | None                                                                                                                           |

# of Stories            4

## Exterior

Exterior Features    Balcony

Construction        Stone, Wood Frame, Composite Siding

## Additional Information

Date Listed           September 13th, 2025

Days on Market      1

Zoning                M-X2

HOA Fees             36

HOA Fees Freq.     ANN

## Listing Details

Listing Office        KIC Realty

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