

# \$299,000 - 2433, 81 Legacy Boulevard Se, Calgary

MLS® #A2244427

**\$299,000**

2 Bedroom, 2.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this TOP FLOOR unit that features TWO bedrooms AND a den! As you enter you will appreciate the open floor plan as well as the upgraded kitchen that has granite countertops, stainless steel appliances, tiled backsplash and plenty of counter and cabinet space! The central living room separates the 2 bedrooms - the primary bedroom has a 3 piece ensuite for your convenience as well as a walk through closet! The other bedroom is on the other side of the unit and the second bathroom is just outside the door to the den area! There is plenty of open space, in suite laundry, granite countertops in the bathrooms as well, a den for your home office, heated underground parking that is the first spot beside the elevator! All of this as well as bike storage, shopping just a short walk away, easy access to McLeod Trail and Stoney Trail, super close to golf, the South Calgary hospital, the YMCA and so much more! This is a great home and great value!

Built in 2016

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244427  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 762       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2016              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2433, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### **Amenities**

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

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 15               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

Listing Details

Listing Office                      Real Broker

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