

# \$264,900 - 1220, 81 Legacy Boulevard Se, Calgary

MLS® #A2222660

**\$264,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Step into the perfect blend of style and function in this bright and beautifully updated 2-bedroom condo — designed for modern living for under \$300,000. Enjoy cooking and entertaining in the sleek kitchen, complete with stainless steel appliances and granite countertops that bring both durability and flair. You™ll love the open-concept layout and the convenience of in-suite laundry, plus the huge balcony is ideal for morning coffee, evening wine, or your herb garden dreams. Tired of scraping your windshield in the winter? Say no more — this home comes with underground heated parking. Live where everything happens! Just steps from Sobeys, local pubs, specialty shops, and wellness clinics, this location makes it easy to balance work, wellness, and a vibrant social life. Whether you're a first-time buyer, young professional, or downsizing into a lower-maintenance lifestyle, this home checks all the right boxes. Why pay \$2,000 / month for rent when you can own for about the same price and invest in your future? Book your showing today!



Built in 2016

## Essential Information

MLS® # A2222660

Price \$264,900

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1220, 81 Legacy Boulevard Se |
| Subdivision | Legacy                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 2B9                      |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking, Gazebo |
| Parking Spaces | 1                                             |
| Parking        | Titled, Underground                           |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Elevator |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                     |
| Heating           | Baseboard                                                                                                          |
| Cooling           | None                                                                                                               |
| # of Stories      | 4                                                                                                                  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Playground, Courtyard      |
| Roof              | Asphalt Shingle                     |
| Construction      | Composite Siding, Stone, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 83             |
| Zoning         | M-X2           |
| HOA Fees       | 36             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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