



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2238, 81 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2332584



**\$305,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy                                                                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                             |               |                   |
| <b>Size:</b>     | 764 sq.ft.                                                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, On Street, Parkade, Permit Required, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                                       |               |                   |
| <b>Lot Feat:</b> | Few Trees, Garden                                                       |               |                   |

|                    |                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                   | <b>Condo Fee:</b> | \$ 407 |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** n/a

A Private apartment in Calgary & windows for both bedrooms, PLUS a DEN? Private West sun on the Balcony & 2 full bathrooms( one is an ensuite with a walk thru closet)? Underground heated & titled parking ? YES, all of this In Legacy, SE Calgary... a beautiful & vibrant community. A vey quick walk to all shopping fun (so many great business here!) or enjoy Schools, parks, green walkways to Legacy Ridge area.. so beautiful & new. Quick access to Stoney or McLeod Trail too. Here you can walk to anything from stores to nature. The condo fee is including heat & water( electricity is extra) and the underground parking. Welcome HOME!