

**3309, 81 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2178323



\$297,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	673 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 307
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: n/a

Move in by Christmas! We are delighted to present this 3rd floor 2 Bed, 1 Bath home presented at Legacy Gate. The property offers a very comfortable and well laid out living space. The balcony is large enough for entertaining and overlooks a central Courtyard. Walking distance to bus stop which links with LRT, very close to major roadway and access to the city without the noise. Walking distance to Sobeys, Dollarama, Shoppers Drug Mart, Smittys, playground and much more. Suite includes, in-suite laundry and granite countertops.