



# 81 Legacy Boulevard Calgary Alberta

\$349,000

Welcome to Luxury living at Legacy Gate. This freshly painted 2 bedroom, and 2-bathroom home is Move In Ready! Featuring all stainless-steel appliances, granite counter tops, rich dark wood cabinets, breakfast bar and, a washer/dryer located in your own laundry room with plenty of storage space. The master bedroom offers ample closet space with a double-sided walk-through closet on the way to your 3-piece bathroom. In addition, this is also one of the few units in the building to offer its own air conditioning system (upgrade valued at \$7,000). You and your guests can retreat to your private balcony, ideal for barbequing or just soaking up the sun. For those cold Calgary winter months, enjoy the comforts and convenience of heated TITLED underground parking. Guests can pull right up to your unit with plenty of visitor parking and enter through your private balcony entrance. Not to mention, this home is located in the two-time award-winning community of Legacy. Legacy is a highly sought after community due to its large green space, parks, pathways, and extensive list of amenities all within walking distance. Playgrounds, schools, and daycares are also conveniently nearby to meet all your family needs. This is a non-smoking and no animal home. (id:6769)

Living room 11.17 Ft x 10.50 Ft  
Kitchen 10.33 Ft x 9.17 Ft  
Dining room 8.83 Ft x 8.17 Ft  
Laundry room 7.83 Ft x 4.00 Ft  
Other 7.83 Ft x 4.17 Ft  
4pc Bathroom 5.50 Ft x 6.50 Ft

Primary Bedroom 13.33 Ft x 8.75 Ft  
Other 6.42 Ft x 3.17 Ft  
3pc Bathroom 8.67 Ft x 4.92 Ft  
Other 10.08 Ft x 9.75 Ft  
Bedroom 9.42 Ft x 8.42 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company



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