



# 81 Legacy Boulevard Calgary Alberta

\$375,000

Welcome to the award winning community of Legacy! This 956 sqft three bedroom, two bath, beautifully maintained condo comes with two parking spots and is nestled in the heart of the Legacy Gate Condominium development. The largest of the floor plans in this development, the "Evolution", offers the epitome of modern living. Upon entering the unit, you are greeted by an open floorplan that flows seamlessly from the kitchen to the living room. Two spacious bedrooms are on opposite sides of the unit- providing separation and privacy - great for roommate scenarios, or out of town guests. The primary bedroom enjoys west views, a walk-thru closet and beautiful three piece ensuite bathroom, while a secondary four piece bathroom serves the second bedroom and guests from the living room and kitchen. The third bedroom, currently converted to an exceptional storage space (easily reverts back to a 3rd bedroom) with room for a home office AND utility type storage area that includes a beverage fridge, freezer and can accomodate all of your seasonal items! Large windows throughout the unit create an abundance of natural light. With many customized features including built-in pantry with pull-outs and upper shelving, kitchen with granite counters, under cabinet lighting, custom lower cabinet full extension pull-outs and updated stainless steel appliances. Other features include a designated dining space with room for a side table/hutch, wall mounted AC unit in the living room, private west facing balcony with no homes behind and a spacious laundry room with full sized washer and dryer and additional storage space. One titled parking stall in the underground heated parkade and one above ground assigned parking stall. This professionally managed complex has a beautiful courtyard area and visitor parking while the community of Legacy itself connects residents with over 1.7 million sqft...

Kitchen 9.17 Ft x 7.92 Ft  
Primary Bedroom 14.42 Ft x 9.92 Ft  
Dining room 7.92 Ft x 7.42 Ft  
Bedroom 11.17 Ft x 10.83 Ft  
Living room 13.92 Ft x 12.92 Ft

Laundry room 8.92 Ft x 4.50 Ft  
Office 9.17 Ft x 8.92 Ft  
Other 9.67 Ft x 9.50 Ft  
3pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca