1240 81 LEGACY Boulevard SE

Calgary | Active | MLS® A2332467

$319,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**889.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this bright and airy CORNER unit condo offering 2 spacious bedrooms, 2 full baths, a functional den, and 2 parking stalls-one underground and one surface. With windows on multiple sides, this home is flooded with natural light throughout the day, creating a warm and inviting atmosphere. The open-concept living space includes a large sunlit living room that opens to a generously sized balcony, perfect for relaxing or entertaining. The kitchen and bathrooms feature upgraded granite countertops, complemented by newer stainless steel appliances and newer carpet for a fresh, move-in-ready feel. Smartly designed with bedrooms on opposite sides for maximum privacy and sound separation, plus a den ideal for a home office or study nook. Located just steps from shopping plazas, restaurants, grocery stores, and scenic green paths leading to peaceful ponds, this home combines comfort, functionality, and convenience in one perfect package. Book your showing today before it’s gone!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332467
Bedrooms	2
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	889.43 sq. ft.
Condo Fee:	$470.14
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Reserve Fund Contributions, Snow Removal, Trash, Water

HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	East, South
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1610790
Heating:	Baseboard
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$36.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Legacy Gate
Community:	Legacy
Amenities:	Elevator(s), Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window Coverings As-Is
Restrictions:	Board Approval
Pets Allowed:	Call
Main Floor	Bedroom · 10'11" × 9'6" ·
Main Floor	Kitchen · 13' × 8'1" ·
Main Floor	Living Room · 16'1" × 12'11" ·
Main Floor	Office · 8'4" × 8'3" ·
Main Floor	Bedroom - Primary · 11'3" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone S
Zoning:	M-X2
Listed Date:	Jul 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1240-81-legacy-boulevard-se-calgary-a2332467/

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