1304 81 Legacy Boulevard SE

Calgary | Active | MLS® A2345220

$260,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**768.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this beautifully maintained 2-bedroom, 2-bathroom + den condo in the popular community of Legacy! Offering an abundance of natural light, air conditioning, underground parking, in-suite laundry, and a private balcony, this home combines comfort and convenience in a fantastic location.

The tiled entryway welcomes you into a bright and spacious interior. The well-appointed kitchen features gleaming granite countertops, dark cabinetry, stainless steel appliances, and plenty of counter space for preparing and entertaining. The spacious living and dining area provides a comfortable space to relax or host guests, with a door leading directly to your private balcony-perfect for enjoying your morning coffee or unwinding while taking in beautiful sunsets.

The generously sized den offers excellent flexibility and is ideal for a home office, craft room, or additional hobby space. The primary bedroom is a comfortable retreat featuring a walkthrough closet and a 3-piece ensuite with a granite vanity and tiled floor. A second bedroom and 4-piece family bathroom, also featuring a granite vanity and tiled floor, provide plenty of space for family or guests.

Enjoy the added convenience of in-suite laundry, air conditioning, private outdoor space, and titled underground parking. Located in the desirable community of Legacy, this wonderful condo offers an inviting lifestyle with excellent access to shopping, amenities, parks, pathways, and major routes. View 3D/Multi Media/Virtual Tour!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345220
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:	768.5 sq. ft.
Main Level Finished Area:	768.5 sq. ft.
Condo Fee:	$407.46
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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:	Stone, Vinyl Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$36.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Legacy Gate
Community:	Legacy
Amenities:	Gazebo, Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 8' × 4'6" ·
Main Floor	Kitchen · 8'6" × 8' ·
Main Floor	Dining Room · 8'4" × 8' ·
Main Floor	Living Room · 11'8" × 10'5" ·

Main Floor	Bedroom - Primary · 10'9" × 9'10" ·
Main Floor	Bedroom · 9'4" × 9'1" ·
Main Floor	Flex Space · 9'1" × 6'8" ·
Main Floor	Laundry · 3'10" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Vinyl Windows
Exterior Features:	Courtyard
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-X2
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1304-81-legacy-boulevard-se-calgary-a2345220/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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