1405 81 Legacy Boulevard SE

Calgary | Active | MLS® A2347774

$267,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**701.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Welcome to this bright and inviting top-floor condo in Legacy, where you can enjoy the privacy of having no neighbours above and a sunny south-facing exposure overlooking the quiet courtyard. The well-planned 701.7 sq. ft. layout offers two nicely separated bedrooms and two full bathrooms, including a comfortable primary bedroom with a walk-in closet and private 4-piece ensuite. The open living and dining area connects naturally with the kitchen, which features an island and breakfast bar, while in-suite laundry adds everyday convenience. The home also features a number of tasteful builder upgrades and upgraded finishes that give the space a polished, modern feel without losing its practicality. A titled underground parking stall is another welcome bonus.

The location works especially well for families. For the 2026-2027 school year, designated CBE schools include Prince of Wales School for Grades K-4, Wilma Hansen School for Grades 5-9, and Dr. E. P. Scarlett High School for Grades 10-12. Dr. E. P. Scarlett was ranked 3rd among Calgary CBE high schools in the Fraser Institute’s 2025 Report Card, with an overall score of 8.8/10 and a tied #14 ranking across Alberta. Early and Late French Immersion programs are also available at the high school level.

With parks, pathways, shopping, restaurants and major roadways all close by, this is a practical and comfortable home in a well-established community. The current condo fee is $376.11/month and includes heat, water, sewer, insurance, professional management, reserve fund contributions and other common expenses. Whether you are a first-time buyer, downsizer or investor, this top-floor home is well worth a look.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347774
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:	701.7 sq. ft.
Main Level Finished Area:	701.7 sq. ft.
Condo Fee:	$376.11
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	4
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, Hot Water
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Board Approval, Condo/Strata Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 13'6" × 8'10" ·
Main Floor	Bedroom · 11'4" × 8'7" ·
Main Floor	Kitchen · 10'7" × 9'2" ·
Main Floor	Living/Dining Room Combination · 18'9" × 11'3" ·
Main Floor	Entrance · 8'2" × 4'5" ·

Main Floor	Laundry · 7'11" × 4' ·
Main Floor	Walk-In Closet · 6'6" × 3'3" ·
Main Floor	Balcony · 9'5" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan
Exterior Features:	Balcony, Courtyard, Playground
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-X2
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1405-81-legacy-boulevard-se-calgary-a2347774/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.