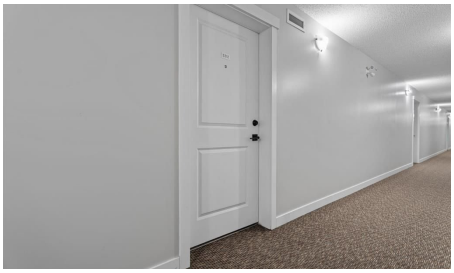
3312 81 Legacy Boulevard SE

Calgary | Active | MLS® A2350890

$225,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2016**	**571.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Bright third-floor 2 bedroom condo in Legacy Gate with low condo fees that includes heat. The kitchen features granite countertops and stainless steel appliances and opens to a comfortable living area with access to your private balcony. Two good-sized bedrooms and a full 4-piece bathroom create a practical layout for first-time buyers, downsizers and investors alike. An assigned parking stall adds everyday convenience. Legacy Gate is a well-managed complex in one of Calgary's most sought-after southeast communities. Shopping, restaurants and coffee shops are minutes away, and an extensive trail network is close by for walking, running and biking. Quick access to Macleod Trail and Stoney Trail makes commuting easy. Affordable, low-maintenance living in a great location. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350890
Bedrooms	2
Bathrooms	1
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:	571.1 sq. ft.
Condo Fee:	$290.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water

Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1610792
Heating:	Baseboard
New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	Other
Fireplaces:	0
Garage:	No
Parking:	Stall

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Legacy Gate
Community:	Legacy
Amenities:	Elevator(s)
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom · 36'9" × 29'11" ·
Main Floor	Bedroom · 29'10" × 29'10" ·
Main Floor	Kitchen · 23'4" × 23'4" ·
Main Floor	Living Room · 44'3" × 39'8" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, No Animal Home, No Smoking Home
Exterior Features:	Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-X2
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3312-81-legacy-boulevard-se-calgary-a2350890/

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

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