

\$304,900 - 3317, 81 Legacy Boulevard Se, Calgary

MLS® #A2203623

\$304,900

2 Bedroom, 2.00 Bathroom, 760 sqft
Residential on 0.00 Acres

Legacy, Calgary, Alberta

Prime 2BR+Den new Home or Investment w/
Dual Parking | Ideal for Growth & Income
Discover this sleek ,3 floor level, placed away
,almost at the end of the hall way, less traffic
open-concept unit featuring 2 spacious
bedrooms, a versatile den (ideal for dining,
office, or flexible living), 2 full baths, and
in-suite laundry. Includes 2 guaranteed
parking spotsâ€”one titled (separate asset)
and one assignedâ€”adding immediate +
long-term value.

Location Perks:

Steps from transit, 22X/Calgary Ring Road,
McLeod Trail. Deerfoot trail

Amenities: Sobeys, Superstore, gyms, Tim
Hortons, gas stations.

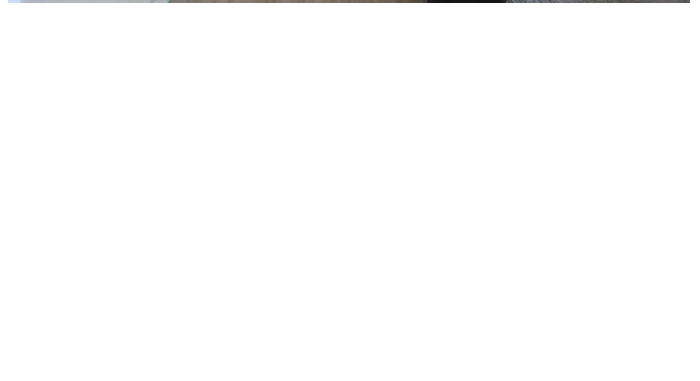
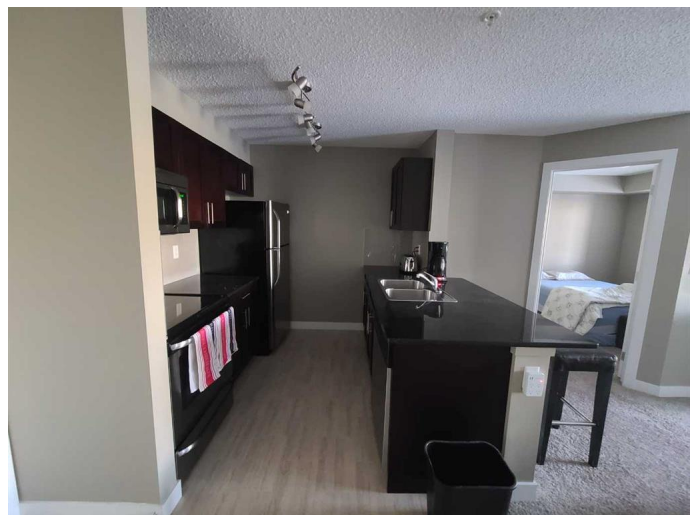
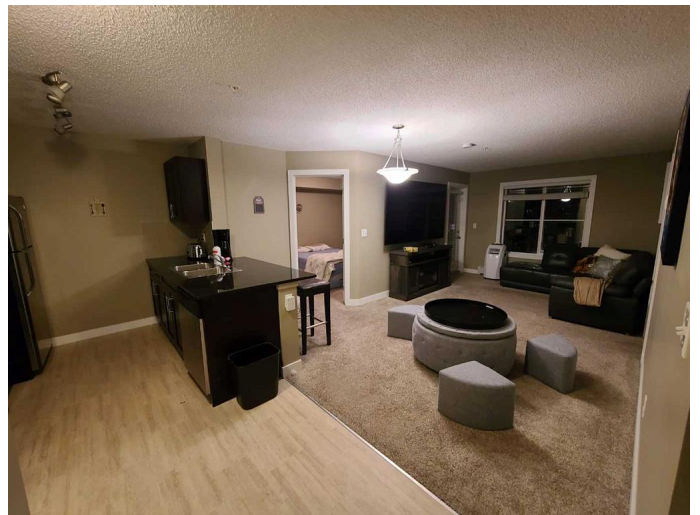
Bow river ,fishcreek ,sicome lake, McKenzie
golf course, blue devil golf coarse ,amazing
forestry and trails with nature .

****Investment Goldmine:****

â€¢ ****Live**** in a growth-ready space (perfect
for singles, couples, or families).

â€¢ ****Rent**** as a lucrative Airbnb (est.
\$20k-65k+/year potential).

****Act Fast****â€”this rare blend open concept of
modern living, strategic location, and
dual-income potential wonâ€™t last. Own a
home that evolves with your ambitions.
Conscious design meets financial foresight.
Inquire todayâ€”elevate your lifestyle +
portfolio.



Built in 2016

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2203623 |
| Price | \$304,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 760 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 3317, 81 Legacy Boulevard Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 2B9 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Parking, Snow Removal, Storage, Visitor Parking, Service Elevator(s) |
| Parking Spaces | 2 |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Washer |
| Heating | Central |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction Concrete, Vinyl Siding

Additional Information

Date Listed March 19th, 2025

Days on Market 35

Zoning M-X2

Listing Details

Listing Office Real Estate Professionals Inc.

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