# \$305,555 - 3317, 81 Legacy Boulevard Se, Calgary

MLS® #A2203623

#### \$305,555

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 trafiic 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

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

\*\*Investment Goldmine:\*\*

Hortons, gas stations.

• \*\*Live\*\* in a growth-ready space (perfect for singles, couples, or families).

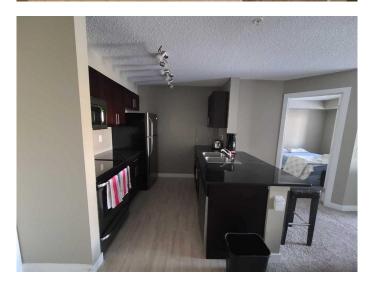
• \*\*Rent\*\* as a lucrative Airbnb (est. \$20k-65k+/year potential).

\*\*Act Fast\*\*â€"this rare blend open concept of modern living, strategic location, and dual-income potential won't last. Own a home that evolves with your ambitions.

Conscious design meets financial foresight. Inquire todayâ€"elevate your lifestyle + portfolio.







#### **Essential Information**

MLS® # A2203623 Price \$305,555

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 Parking, Storage, Visitor Parking, Park, Service Elevator(s), Snow

Removal

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 45

Zoning M-X2

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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