\$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).

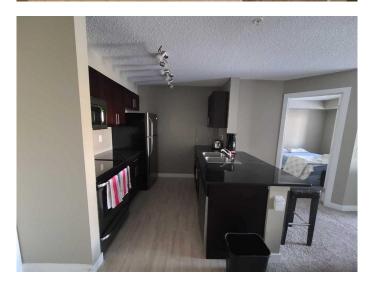
• **Rent** as a lucrative Airbnb (est. \$20k-65k+/year potential).

Act Fastâ€"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 43

Zoning M-X2

Listing Details

Listing Office Real Estate Professionals Inc.

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