

\$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 spots—one titled (separate asset) and one assigned—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.

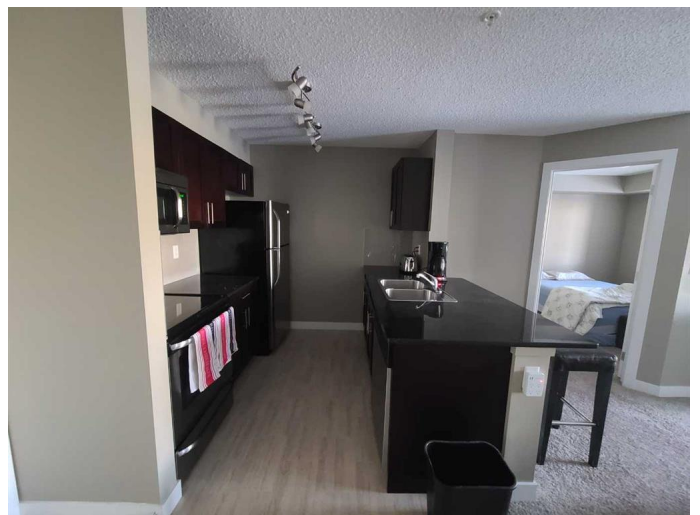
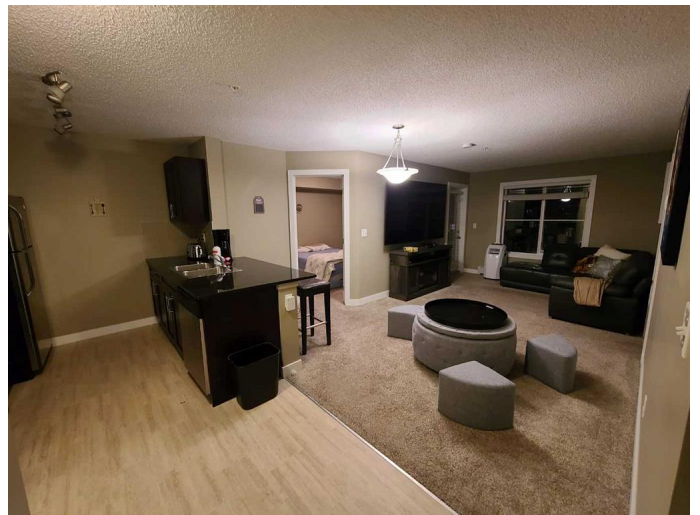
Bow river ,fishcreek ,sicomelake, McKenzie golf course, blue devil golf coarse ,amazing forestry and trails with nature .

****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****—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 today—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 31

Zoning M-X2

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.