

# \$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.

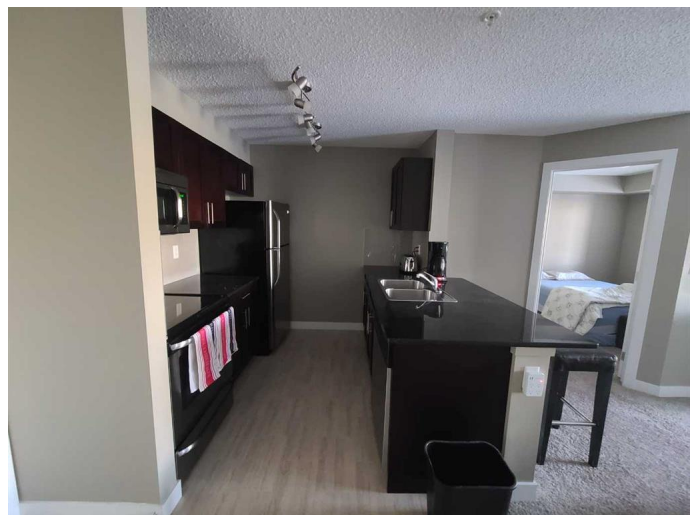
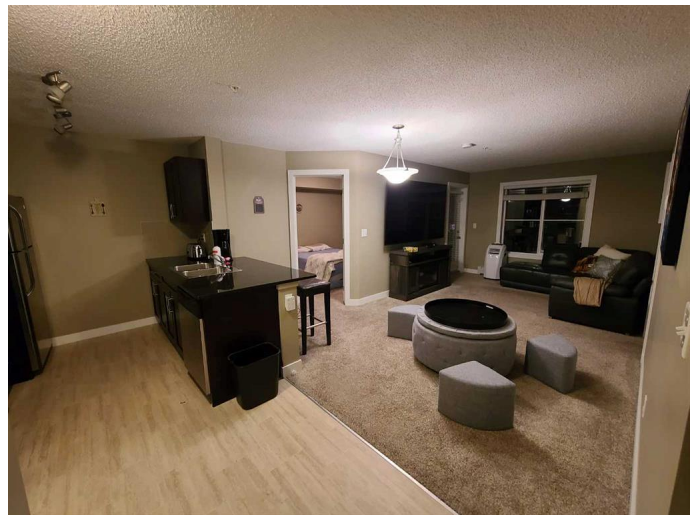
Bow river ,fishcreek ,sicome lake, McKenzie golf course, blue devil golf coarse ,amazing forestry and trails with nature .

**\*\*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
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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.

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