

7204, 151 Legacy Main Street SW  
Calgary, Alberta

MLS # A2219564



**\$359,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Owned, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M_X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Smoking Home		

**Inclusions:** None

**\*\*JUST PRICE REDUCED\*\*** Don't miss this beautifully appointed 2-bedroom, 2-bathroom condo—your perfect retreat in sought-after Legacy! Offering a spacious 864 sq ft of modern living, this thoughtfully designed home features an open-concept floor plan. Enjoy the bright west-facing sun from your balcony—perfect for evening sunsets and quiet moments. The kitchen is a true highlight with sleek quartz countertops, stainless steel appliances, a functional island, and space for a dining table. A stylish modern color palette, wide plank vinyl flooring, and air conditioning add to the upscale comfort throughout. The two bedrooms are ideally situated on opposite sides of the unit for maximum privacy—each paired with its own full 4-piece bathroom, including a primary ensuite with dual vanities & updated shower fixtures. Additional perks include a titled underground heated parking stall, storage locker, and rented stall if you so desire. Located down from All Saints High School, & plans are underway for a K-9 school. Legacy boasts amenities to cater to everyday needs and lifestyle preferences. Legacy Village & Legacy Corner shopping districts offer a range of retail stores and restaurants. Fitness 1440 & F45 Training Academy are conveniently located. There are 15 km of interconnected walking trails, 10 parks, 3 ponds, and 4 soccer fields. Quick access to Macleod Trail, Stoney Trail & public transit options! Simply move in!