

2321, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2225261



\$244,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	564 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stylish and well-appointed 1-bedroom, 1-bathroom condo in the heart of Legacy Park. Located on the third floor and west-facing, this unit offers peaceful views of a small green space and plenty of natural light throughout the day. Inside, you'll find a functional open-concept layout featuring luxury vinyl plank flooring, a modern front kitchen with dark brown cabinets, white quartz countertops, a striking black hexagon tile backsplash, stainless steel appliances, and bar-style cabinet pulls. The central dining area flows into a bright living room with two large windows and access to a private balcony—perfect for enjoying evening sunsets. The bedroom features cozy carpet and features a walk-through closet with custom built-in organizers leading to a stylish 4-piece bathroom with tile floors and a convenient cheater door to the main living space. Additional features include in-suite stacked laundry, a titled underground parking stall, and a separate storage cage located in a secure room. Condo fees of \$347/month cover everything except electricity, adding to the ease of low-maintenance living. This condo is ideally situated within walking distance of scenic ponds, parks, playgrounds, and Legacy's extensive path system. You're also just minutes from the Township Shopping Complex, offering a wide variety of amenities including restaurants, grocery stores, and the popular Sweet Rhapsody Bakery. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready unit combines comfort, convenience, and a fantastic location. Don't miss this opportunity—book your private showing today!