

7104, 151 Legacy Main Street SE  
Calgary, Alberta

MLS # A2299517



## \$339,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Enclosed, Garage Door Opener, Heated Garage, Owned, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 442
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows		
<b>Inclusions:</b>	Wall air conditioner.		

An absolutely gorgeous, move-in ready ground-floor apartment with two bedrooms and two connected bathrooms! This is a perfect set up for a first-time home buyer, including someone who would like a roommate, or a family that is looking for easy access to take a dog for a walk. The layout and location work for most situations! You will absolutely love the footprint of this home, including the ISLAND KITCHEN, which offers plenty of QUARTZ COUNTER TOPS, A HUGE EXTRA PANTRY for storage, and UPGRADED STAINLESS STEEL APPLIANCES including a fridge with water and ice dispenser and a ceramic top-stove. Plus there's UPGRADED KITCHEN BACK SPLASH as well as TWO-TONED KITCHEN CABINETRY! Other features of this AMAZING HOME include 9-FOOT CEILINGS, AIR CONDITIONING, VINYL PLANK FLOORING in the kitchen and living room, UPGRADED LIGHTING, MORE QUARTZ COUNTERS IN BOTH BATHROOMS, and DOUBLE SINKS IN THE PRIMARY BATHROOM. You'll also enjoy a ceiling fan with a remote control, a kitchen breakfast bar, in suite laundry, titled underground parking, an assigned storage locker and a spacious west-facing patio that faces out to a beautifully maintained lawn and mature trees -giving you the feeling of even more space. All utilities, except electricity, are covered in the condo fees, and the current tenant says her electric bill runs about \$100.00 a month. This unit is extremely clean and well maintained. Possession can be a quick if needed. An absolute pleasure to show-Just move in and enjoy! CLICK ON THE MULTI MEDIA ICON FOR A VIRTUAL TOUR!