

**6209, 151 Legacy Main Street SE  
Calgary, Alberta****MLS # A2238529****\$374,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<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>	\$ 432
<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>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Corner unit with sunny southwest views & quick possession available! Welcome to Legacy Park II, where exceptional value meets modern design in this bright and spacious 2-bedroom, 2-bathroom condo offering 872 sq.ft. (RMS) of luxurious living space. Located on the desirable second floor, this upgraded corner suite features extra tall dual-pane Low-E windows, 9' ceilings, and a private 72 sq.ft. covered balcony complete with a BBQ gas line—perfect for outdoor enjoyment. A titled underground parking stall and an assigned storage cage provide convenience and peace of mind. The professionally designed interior showcases luxury wide vinyl plank flooring, modern white baseboards, trim, and doors, stylish wall treatments, and designer window coverings throughout. The open-concept kitchen is a chef's dream, featuring upgraded cabinetry with tall upper doors, quartz countertops, soft-close drawers, custom full-height tile backsplash, undermount dual-basin stainless steel sink, a pull-out faucet, and a dramatic central island with flush eating bar and pendant lighting—ideal for entertaining. The stainless steel appliance package includes a Maytag fridge with water dispenser and bottom freezer, Whirlpool smooth-top slide-in range, OTR microwave, and Energy Star-rated tall tub dishwasher. The spacious living and dining areas flow seamlessly and are bathed in natural light from oversized windows, while the in-suite laundry with stacked washer/dryer and additional storage adds daily convenience. The spacious primary bedroom features a walk-through closet and a private ensuite bathroom with upgraded finishes, while the second bedroom offers flexibility for guests, a home office, or roommates. Legacy Park II offers an unbeatable urban lifestyle within Legacy—a vibrant master-planned community designed with families in

mind. Surrounded by 300 acres of environmental reserve, Legacy boasts 12 parks and playgrounds, scenic walking paths, and four commercial shopping areas including Legacy Township. Education is a cornerstone here, with All Saints High School nearby and a brand-new K-9 school set to open in 2026. Whether you're a first-time buyer, downsizer, or investor, this immaculate condo combines style, comfort, and convenience in one of Calgary's most sought-after communities. Don't miss this incredible opportunity—call your friendly REALTOR® today to book your private showing!