7212, 151 Legacy Main Street SE
Calgary, Alberta

MLS # A2279329
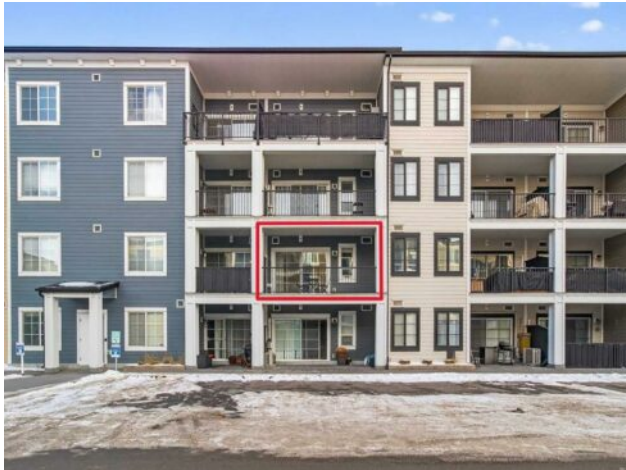
$225,000

Division:	Legacy
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	514 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	1	**Baths:**	1

Garage:	Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard		**Water:**	-
Floors:	Carpet, Laminate, Tile		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 248
Basement:	-		**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame		**Zoning:**	M-X2
Foundation:	-		**Utilities:**	-
Features:	No Animal Home, No Smoking Home			

Inclusions:	All furnishings, linens, kitchen supplies present in unit (move in ready!)

Immaculate 1 bedroom, 1 bathroom unit in Legacy Park, offered FULLY FURNISHED AND COMPLETELY TURNKEY — including all kitchen items and linens as viewed. This gorgeous unit is truly move-in ready or an ideal opportunity for an investor looking to rent immediately. Ideally located on the 2nd floor with an east-facing exposure and 9’ ceilings, the open living area features an electric fireplace and oversized patio doors that flood the space with natural morning light and lead to a sunny balcony with natural gas hookup, perfect for relaxing or entertaining. The modern kitchen offers stainless steel appliances, quartz countertops, full backsplash, and full-height cabinetry with excellent storage and workspace. The spacious primary bedroom, in-suite laundry, and a well-appointed 4-piece bathroom complete the interior. Titled heated UNDERGROUND PARKING and an assigned storage locker add everyday convenience. Walk to shops, restaurants, transit, schools, and pathways. A fantastic opportunity!