

**3209, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2280538



\$245,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Seller has window coverings that will go with the unit. The current window coverings belong to the tenant.

An exceptional opportunity to own in the heart of Legacy at an amazing price point! This 2-bedroom, 1.5-bathroom condo offers a bright and functional open-concept living space, perfect for both everyday living and entertaining. The kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and flows seamlessly into the living and dining areas. Durable laminate and linoleum flooring throughout provides a clean, modern look with easy maintenance. The primary bedroom features a walk-through closet with direct access to the 4-piece main bathroom, offering added convenience. A separate 2-piece bathroom is thoughtfully located to accommodate guests. The second bedroom offers flexibility — ideal as a cozy bedroom, home office, or hobby space. Both bathrooms are finished with quartz countertops, adding a cohesive and upscale touch. Step outside to your private balcony with a natural gas BBQ hookup, perfect for year-round grilling. The pet-friendly building (with board approval) includes titled underground parking and an assigned storage unit. Located close to parks, walking paths, shopping, transit, and major roadways, this well-managed complex is ideal for first-time buyers, investors, or those looking to downsize.