

**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.