

**3213, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2162871**



**\$260,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	414 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 218
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this stunning second-floor 1-bedroom, 1-bathroom apartment in the highly sought-after community of Legacy! As you step through the front entry, the first thing you'll notice is the gorgeous kitchen that stands proudly at the heart of the unit. With sleek stainless steel appliances, an abundance of cabinet space, and a versatile kitchen island that not only provides extra prep space but also doubles as a convenient breakfast bar, this kitchen is perfect. Adjacent to the kitchen is the bright and welcoming living room, featuring brand-new carpet and plenty of natural light that streams in through the large sliding doors, which open onto your balcony. The living room also includes air conditioning to keep you cool during warm Calgary summers, offering the perfect spot to unwind after a busy day. The spacious primary bedroom is another highlight of this unit, complete with new carpeting, ample natural light, and a generously sized walk-in closet. The 4-piece bathroom is not only stylish but functional, with a jack-and-jill design that connects to both the primary bedroom and the living area. This thoughtful layout allows for ease of use during the day while maintaining privacy when you have guests. To top it off, the unit includes in-suite laundry and a storage closet for your convenience. The package is complete with titled underground parking and a separate storage unit, offering year-round comfort. Location is everything, and this unit is perfectly situated in Legacy, a master-planned community known for its family-friendly atmosphere and beautiful landscapes. The condo complex is directly across from scenic walking paths, peaceful ponds, and playgrounds, giving you instant access to outdoor recreation and relaxation right at your doorstep. Additionally, just a short walk away, you'll find the Township Shopping Complex with its variety of shops and restaurants,

making this location as convenient as it is beautiful. Don't miss out on this incredible opportunity to own a beautiful home in one of Calgary's most desirable communities!