

**4218, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2181532



\$199,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	405 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 235
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Why rent when you can own this updated and affordable 1 bedroom condo in the heart of Legacy! This bright, south-facing 1-bedroom, 1-bathroom condo on the 2nd floor is a true gem offering a perfect combination of comfort and style. Boasting 9-foot ceiling throughout, a sleek kitchen with quartz countertops, stainless steel appliances, and ample cabinet space, this home combines modern elegance with functionality. The open floor plan offers flexibility, with a spacious living and dining area that flows onto a large sunny balcony—perfect for soaking up the sunshine or entertaining guests. It features a generously sized bedroom and one 4-piece bathroom. The convenience of in-suite laundry makes life even easier. The square footage is 453 from the builder. This property includes titled underground parking (#D60) and an assigned storage locker (#518) for added convenience. Situated in the sought-after community of Legacy, this home is close to walking paths, playgrounds, All Saints High School, and the Township Shopping Centre. Enjoy easy access to Macleod Trail, Stoney Trail and Deerfoot Trail. Commuting is a breeze with the Somerset/Bridlewood LRT station nearby. Additionally, you’ll be close to South Health Campus, Fish Creek Park, 4 nearby golf courses, and more. Don’t miss out—book your showing today!