

**4408, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2234028



\$325,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

PRICE REDUCTION FOR A QUICK SALE! BEST PRICED TOP-FLOOR CORNER UNIT in LEGACY — Loaded with Upgrades & Move-In Ready! Welcome to Legacy, one of Calgary's fastest-growing and most celebrated communities—designed for families, professionals, and investors alike! Known for its expansive green spaces, scenic walking paths, vibrant retail plazas, and quick access to Stoney Trail, Macleod Trail, South Health Campus, and Township Shopping Centre, this master-planned neighborhood is a destination for smart living. This **TOP-FLOOR CORNER UNIT** at 215 Legacy Blvd SE truly stands out—offering unmatched privacy, an abundance of natural light, and superior finishes throughout its -792.2 sq. ft. of beautifully upgraded living space. Built in 2018,, this home offers the ideal blend of modern design and worry-free ownership. Features That Set It Apart: Central Air Conditioning — Stay cool all summer! 9-ft ceilings & oversized windows for a bright, airy feel Gourmet kitchen with extended soft-close cabinetry, quartz countertops, upgraded stainless steel appliances, and large center island —ideal for hosting or meal prepping Custom walk-in closet in the spacious primary bedroom with a private ensuite Full second bathroom and second bedroom—perfect for guests, office, or rental potential In-suite front-load laundry for total convenience Private balcony with gas BBQ hookup —perfect for morning coffee or summer grilling Titled underground parking + storage locker directly in front of the stall Move-in ready with full window covering package and drapes in the primary bedroom All this in a quiet, well-maintained building steps from Legacy Park, playgrounds, transit stops, and planned future schools. Whether you're a first-time buyer, downsizer, or investor, this suite checks

every box—and then some. Offered at the BEST PRICE in the building for a unit of this calibre! Don't miss the rare opportunity to own a top-floor, corner unit with upgrades and lifestyle perks that truly stand out. Legacy Living Starts Here — Book your private showing today and experience the difference!