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GRASSROOTS
REALTY GROUP

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3415, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2236958

$350,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 483
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	M-X2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

STOP THE SEARCH – THIS IS THE BEST CONDO IN LEGACY. NO FAKE “2 BEDROOM” CLAIMS HERE – THIS IS A TRUE 2 BEDROOM + DEN UNIT, BOTH BEDROOMS HAVE PROPER WINDOWS – EXACTLY WHAT YOU’VE BEEN LOOKING FOR. TOP FLOOR. SUN-DRENCHED. FULLY UPGRADED. From the moment you walk in, you’ll see why this unit crushes the competition. Featuring luxury vinyl plank flooring, quartz countertops throughout, custom blinds, upgraded faucets, air conditioning, and a newer dishwasher – every inch of this condo was built to impress. The modern kitchen and oversized quartz island flow into a bright open living space. Step out onto your private balcony with gas BBQ hookup and soak in the sunrise. The primary bedroom has a walkthrough closet and a sleek double-sink ensuite. The second bedroom is full-sized with a real window – not shoved into a corner like so many others. Plus there’s a den for your home office or flex space. Titled heated underground parking, a secure storage locker, and in-suite laundry add real-world functionality. WALKING DISTANCE to Township Mall, All Saints High School, transit, playgrounds, and pathways. Quick access to major roads. ZERO compromises. IF YOU’RE SICK OF SEEING OVERHYPED LISTINGS THAT DISAPPOINT IN PERSON – THIS IS THE ONE THAT DELIVERS.