

**2305, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2256362**



**\$220,000**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                                                   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                              |               |                  |
| <b>Size:</b>     | 412 sq.ft.                                                               | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 1                                                                        | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Common, Enclosed, Heated Garage, Insulated, On Street, Parkade, Single G |               |                  |
| <b>Lot Size:</b> | -                                                                        |               |                  |
| <b>Lot Feat:</b> | Level, Street Lighting, Treed, Yard Lights                               |               |                  |

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|--------------------|----------------------------------------------------------------|-------------------|---------------------------------------------------------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                         | <b>Water:</b>     | Public                                                  |
| <b>Floors:</b>     | Carpet, Linoleum                                               | <b>Sewer:</b>     | Public Sewer                                            |
| <b>Roof:</b>       | Flat                                                           | <b>Condo Fee:</b> | \$ 267                                                  |
| <b>Basement:</b>   | None                                                           | <b>LLD:</b>       | -                                                       |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame                            | <b>Zoning:</b>    | M-X2                                                    |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | Cable, DSL, Electricity Connected, Electricity Paid For |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows |                   |                                                         |

**Inclusions:** N/A

Well located and well priced. This is the perfect affordable comfortable home. It's ideal for 1 person or a couple and has everything you need including an indoor heated parking space. A kitchen with granite countertop, undermount double stainless steel sink, dishwasher, new fridge 2025, vented microwave/hood-fan, an in-suite washer and dryer, a nice 4 piece bathroom, a living room with adjacent balcony and gas-line for BBQ. The building has elevator access and the unit has wide doorways for good accessibility. The good size balcony with sliding door faces North, so it's never too hot or cold. The extra privacy of not facing another building or the road and being on an upper floor away from foot traffic is highly desirable. The complex is nicely located in a quiet residential location. Easy to view. Call today!