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GRASSROOTS
REALTY GROUP

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5309, 151 Legacy Main Street SE
Calgary, Alberta

MLS # A2290749

$259,000

Division:	Legacy
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	683 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 313
Basement:	-	**LLD:**	-
Exterior:	Brick, Wood Siding	**Zoning:**	M-X2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, Track Lighting, Walk-In Closet(s)

Inclusions: Black kitchen pantry cabinet, gas bbq/grill on balcony, tv mount, kitchen shelf, shelf in bathroom

Legacy living where city and nature meet. This modern unit (less than 5 years old) with 2 bedrooms and 2 bathrooms features in-suite laundry, a breakfast bar island, high ceilings, stone countertops, stainless steel kitchen appliances, and lots of cupboards! The bright south facing balcony is the perfect place to enjoy your morning coffee in the sunshine or have a relaxing glass of wine while grilling your steak dinner on your natural gas bbq, which is included with the sale. The primary bedroom features a walk-through closet and the ensuite is a full 4 piece bathroom. A second 4 piece bathroom and 2nd bedroom offer a flexible space to use as a bedroom or a home office that meets many lifestyles. You’ll love how convenient your dedicated storage cage in the parkade is and your own titled underground parking spot for easier loading and unloading. With both amenities and greenspaces nearby you get the charm of parks, water features and trails, as well as the conveniences of shopping, restaurants, and services. The pet friendly building (with board approval), and neighbourhood are the perfect place to walk your dog, enjoy a bike ride, or just step away from the hustle and bustle for some fresh air. The low condo fees that include water, gas, and heat make budgeting simpler whether you are a resident or an investor with tenants.