

**6301, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2301922**



**\$375,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

**Inclusions:** n/a

Welcome to this beautifully maintained 887 sq. ft. corner unit in the sought-after community of Legacy Park—one of the largest floor plans available, offering exceptional space, privacy, and an abundance of natural light. This bright and airy 2-bedroom, 2 full bathroom condo features a functional open-concept layout designed for both everyday living and entertaining. The spacious kitchen is a standout, complete with granite countertops, a large central island, oversized drawers, and soft-close cabinetry, providing both style and practicality. The unit is flooded with sunlight thanks to the corner-unit positioning, creating a warm and inviting atmosphere throughout. The primary bedroom offers a generous closet and a private 4-piece ensuite, while the second bedroom is well-sized and conveniently located near the second full bathroom—perfect for guests, roommates, or a home office setup. Additional highlights include in-suite laundry, air conditioning, and ample storage throughout. This unit comes with the rare bonus of TWO titled parking stalls—one underground and one above ground—providing convenience and flexibility for homeowners and guests alike. Located in the award-winning community of Legacy, residents enjoy access to over 300 acres of environmental reserve, scenic walking and biking paths, tranquil ponds, and beautifully landscaped green spaces. Legacy is known for its strong sense of community, with nearby parks, playgrounds, and schools, making it ideal for families and professionals alike. You’re just minutes from shopping, restaurants, and amenities at Legacy Village and Township Shopping Centre, with quick access to Macleod Trail and Stoney Trail for an easy commute anywhere in the city. This is your opportunity to own a spacious, sun-filled corner unit in one of Calgary’s most desirable and

thoughtfully designed communities. Builder plans square footage includes the area on the balcony