

**4414, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2307007



\$255,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, None	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a cozy and inviting, top-floor condo in the vibrant community of Legacy. This well-maintained 2-bedroom, 1-bathroom home offers a bright, open-concept layout with modern finishes throughout. The stylish kitchen features quartz countertops, stainless steel appliances and ample cabinetry, flowing seamlessly into the living area—perfect for both relaxing and entertaining. Enjoy the added privacy and quiet of a top-floor unit, along with a private balcony ideal for morning coffee or evening unwinding. The spacious bedroom includes a walk-through closet with generous space and the unit is complete with in-suite laundry for added convenience. There is also a flex room space, ideal for a home office, play room for kids, pantry or additional storage. This unit also comes with a titled parking stall and assigned storage unit. Located close to parks, walking paths, shopping, restaurants, and major routes, Legacy offers a perfect balance of lifestyle and accessibility. This unit is move-in ready condition. Check out the virtual tour / walk-through! This is an excellent opportunity for first-time buyers, down-sizers, or investors—don't miss out!