

**7409, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2307360



\$275,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 306
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: white closets in both bedrooms, TV mount and TV Stand, Curtain Rods , Shelves

Open house Friday May 18 AT 1 PM to 3 PM . Exceptional value for this beautifully designed 2-bedrooms , 2 bathrooms , single-level apartment in the highly desirable community of Legacy. Offering a bright and open-concept layout, this home shows impeccably and features a tasteful floor plan that creates a true move-in-ready opportunity. The spacious living room flows seamlessly into the kitchen and dining area, creating an inviting atmosphere for both everyday living and entertaining. Large windows fill the home with natural light, while the balcony offers a peaceful outdoor space overlooking the beautifully maintained complex. This well-appointed unit also features thoughtful upgrades, including an oversized window in the second bedroom, in-suite stacked front-load laundry, and upgraded pendant lighting space above the kitchen island for the future stylish finishing touch. Additional highlights include modern finishes, ample storage, and one titled underground parking stall for added convenience and comfort year-round. Enjoy an exceptionally walkable lifestyle with grocery stores, cafes, restaurants, pharmacies, medical offices, banking, parks, and scenic pathways all nearby. Convenient access to Macleod Trail, Deer Foot and Stoney Trail makes commuting throughout the city effortless. With 643 sq. ft. builder size including the balcony and 590.96 sq. ft. RMS measurement, this bright and thoughtfully designed home is perfect for first-time buyers, downsizers, or investors alike. Don't miss this opportunity to own a stylish and affordable home in one of Calgary's most sought-after communities.