

1417, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2308044



\$259,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to Unit 1417 at 215 Legacy Boulevard SE — a beautifully updated TOP-FLOOR condo offering the perfect blend of comfort, style, and functionality. This bright and spacious 2-bedroom home features a well-designed, functional floor plan, ideal for maximizing space and everyday living. As you enter, you’ll immediately notice the fresh, modern feel, highlighted by new luxury vinyl plank flooring throughout, including both bedrooms and contemporary paint colors aligned with today’s interior design palettes. The kitchen is both stylish and practical, complete with quartz countertops, an eating bar, and black appliances. It flows seamlessly into the open living area, where large sliding glass doors flood the space with natural light and provide easy access to your private balcony. From here, enjoy peaceful, unobstructed views overlooking single-family homes rather than neighboring buildings or parking lots, with the added bonus of a park located just across the street. This home also offers two spacious bedrooms and a full 4-piece bathroom, along with the everyday convenience of heated underground parking and an assigned storage unit—ideal for Calgary winters and extra organization. Located in the community of Legacy, you’ll appreciate being within walking distance to shops, restaurants, and a wide range of amenities.