

**6405, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2312331**



**\$245,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Exceptional value meets modern versatility! This impeccably maintained 1-bedroom plus den unit offers a bright and open-concept layout that represents a true move-in-ready opportunity. The seamless flow between the clean, modern kitchen, the dedicated dining area, and the cozy living room creates an inviting atmosphere flooded with natural light from large windows. The primary bedroom serves as a peaceful retreat, boasting a convenient walk-through closet that leads directly into a smart, two-way "cheater" ensuite—Enjoy premium "must-haves" including an added den, in-suite stacked laundry, a private balcony and one titled underground parking stall to keep your vehicle warm and secure all winter long. Embrace an exceptionally walkable lifestyle just steps from the Township shopping center. The neighborhood infrastructure is fully complete, featuring All Saints High School and the brand-new Living Spirit K-9 School right nearby. With over 15 kilometers of scenic pathways and 300 acres of environmental reserve at your doorstep, staying active is a breeze. Quick access to Macleod Trail, Deerfoot Trail, and Stoney Trail makes commuting anywhere in Calgary effortless. Book a viewing today!