

**2320, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2315557**



**\$325,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	938 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Some condos make you compromise. This one doesn't. At 938 sq ft, this 2-bedroom, 2-bathroom third floor unit in the sought-after community of Legacy delivers the kind of space, finish, and functionality that usually costs more. Sleek dark flooring flows through the open-concept living area, anchored by a kitchen that actually works &mdash; walnut-tone cabinetry to the ceiling, quartz countertops, mosaic tile backsplash, stainless steel appliances, and an island with seating. The living room is generous, bright, and opens directly onto a private balcony with a gas line &mdash; your summer evenings just got better. The primary bedroom fits a king, features a walk-in closet, and connects to a private 4-piece ensuite. The second bedroom is a real room &mdash; not a glorified closet &mdash; adjacent to a 4-piece bath. In-suite stacked laundry, titled underground parking, and a large shared green space round out the package. Legacy has the infrastructure that newer communities promise but rarely deliver this fast: shops, restaurants, pathways, and pond &mdash; all walkable. This is the one.