

**4116, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2319425



\$245,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	647 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to easy, ground-floor living in the sought-after community of Legacy. These thoughtfully designed 2-bedroom, 1-bathroom units feature bright, open-concept layouts with modern finishes throughout. The stylish kitchen showcases quartz countertops, stainless steel appliances, and ample cabinetry, opening seamlessly into the living area for comfortable everyday living. Enjoy the convenience of direct ground-level access and outdoor space perfect for relaxing or entertaining. The spacious primary bedroom offers a walk-through closet, while the versatile second bedroom can accommodate guests, a home office, or additional living needs. Complete with in-suite laundry, air conditioning, titled underground parking, and assigned storage. Located close to parks, pathways, shopping, restaurants, and major commuter routes. An excellent opportunity for first-time buyers, downsizers, or investors. Move-in ready and available for immediate possession.