

**2313, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2320066**



**\$240,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 394
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** n/a

Whether you are stepping into the property market for the very first time, scaling down to a secure "lock-and-leave" lifestyle, or looking to add a high-yield asset to your investment portfolio, this immaculate 2-bedroom, 2-bathroom residence delivers on every front. Completely carpet-free and beautifully styled, this modern condo offers the perfect blend of affordable luxury and unbeatable urban connectivity. Step into an open-concept layout defined by durable, pristine tile flooring running seamlessly throughout the entire floor plan—offering a sleek modern look that is hypoallergenic and incredibly easy to maintain. The heart of the home features a beautiful, chef-ready kitchen fully outfitted with an abundance of modern cabinetry, a deep pantry closet, and premium quartz countertops. Unlike most apartment designs, this layout boasts a dedicated dining zone with plenty of room to comfortably fit a good-sized family kitchen table. The space flows effortlessly into a bright, sunlit living area, where floor-to-ceiling glass patio doors open directly onto your private outdoor balcony. The floor plan is brilliantly mapped out with optimal bedroom separation, making it ideal for young couples, roommates, or investors looking to maximize rental draw: A spacious primary bedroom retreat complete with excellent closet parameters and its own private 4-piece ensuite bathroom. A second generous bedroom positioned directly adjacent to a matching 4-piece main family bathroom. A separate laundry command closet provides convenient in-suite washer and dryer facilities alongside valuable extra seasonal storage space. Leave the winter ice scraping behind. This unit includes a secure, underground titled parking stall to keep your vehicle warm and safe all year round. Location is everything, and this building stands directly on the pulse of the south side's best amenities: Step

out the front lobby doors and walk right across the street to an extensive array of local boutique shops, grocery stores, cafes, and restaurants. The Commuter Edge: Positioned with immediate, traffic-free road access to both Macleod Trail and Stoney Trail, making a morning commute into downtown Calgary, a run to the South Health Campus, or a weekend escape to the mountains completely effortless.