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2415, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2321609

$255,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	635 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 394
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-X2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Stylish, low maintenance, and move-in ready, this top floor two bedroom, two bathroom condo offers the perfect blend of comfort, convenience and modern design. Perfectly suited for first-time buyers, savvy investors, or those looking to simplify their lifestyle, this beautifully maintained unit delivers exceptional value in a turn-key package. Offering 635 sq. ft. of thoughtfully designed living space, this unit features neutral finishes, numerous upgrades, and a clean aesthetic that provides the perfect backdrop for your personal style. The open-concept layout is both functional and inviting, with a handsome kitchen showcasing dark cabinetry, quartz countertops, subway tile backsplash, stainless steel appliances, a central island with seating, and durable low-maintenance flooring. The kitchen flows seamlessly into the bright living area, where patio doors lead to a private balcony, an ideal spot to enjoy your morning coffee or unwind at the end of the day. The versatile interior bedroom offers flexibility as a guest room, home office, or space for a roommate, while the spacious primary bedroom features two large windows, a convenient ensuite and a walk-through closet. Additional highlights include a second bathroom, in-suite laundry, a titled parking stall in the heated underground parkade, and the peace and quiet that comes with a top-floor location and no neighbours above. Extensive upgrades throughout include flooring, cabinetry, countertops, tile, and appliances. Conveniently located close to shopping, grocery stores, restaurants, and everyday amenities, this stylish condo delivers exceptional value for buyers seeking comfort, convenience, and low-maintenance living.

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