

**1216, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2322757



\$299,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: None

Spacious 2-bedroom, 2-bathroom condo with windows in both bedrooms — a rare find. This large unit offers 825 sq.ft. (builder size) of open-concept living space, complete with hardwood flooring throughout the main areas, upgraded stainless steel appliances, quartz countertops, and full-height kitchen cabinets for added storage and style. The kitchen flows seamlessly into the bright living and dining area, perfect for entertaining or relaxing at home. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom is ideally located near the main bath and in-suite laundry. Enjoy your own private balcony, plus the convenience of underground parking and a secure storage locker. Stylish, functional, and move-in ready — this is one of the best layouts available in the complex. And don’t forget, you'll be living in Legacy, near Ponds, All Saints High School, Living Spirit K-9 School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.