

1407, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2323612



\$239,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: No warranties or representation but the seller will leave all appliances behind

Welcome to this bright and stylish TOP FLOOR apartment in the sought-after community of Legacy! This beautifully finished unit offers a sleek, modern feel with light-toned finishes, upgraded details, and a warm, inviting entryway complete with chic white barn doors. The functional layout includes a convenient built-in desk area, perfect for working from home or creating a drop zone for keys, bags, and everyday essentials. Storage is a true standout here, with an impressive amount of closet organizers thoughtfully added throughout for shoes, coats, pantry items, and more. You will not find many apartments with this level of smart, usable storage. The west-facing balcony is the perfect place to enjoy afternoon sunshine, while the in-suite A/C keeps the home comfortable during the warmer months. This unit also comes with one titled underground parking stall and one assigned storage unit, adding even more value and convenience. The building is ideally located close to everything you need, including Sobeys, Winners, Canadian Brewhouse, PetSmart, Tim Hortons, parks, pathways, golf, and more. With quick access to Macleod Trail and Stoney Trail, commuting around the city is easy. Bright, cozy, functional, and exceptionally well located — This is a fantastic opportunity to make Legacy home!