

**8317, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2324339



\$365,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	window Blinds		

Welcome to your Beautiful home in the award-winning community of Legacy! This beautifully upgraded 3-bedroom, 2-bathroom condo offers stylish living with over \$22,000 in builder upgrades and modern finishes throughout. As a rare bonus, this unit comes with TWO parking stalls—one heated underground and one surface stall—providing exceptional convenience and flexibility for homeowners and guests alike. This unit is one of the Largest unit offers with Balcony (928 Sq ft Builder Size). Inside, you'll appreciate the 9-foot ceilings, luxury vinyl flooring throughout the main living areas and all bedrooms, fresh premium-quality paint throughout the entire unit—including doors and trim—and brand-new blinds. The chef-inspired, customized kitchen is a true highlight, featuring a large island, quartz countertops, an undermount sink, premium stainless steel appliances, oversized drawers, extended soft-close cabinetry, upgraded lighting, and an abundance of storage—perfect for both everyday living and entertaining. The spacious primary bedroom boasts a custom walk-through closet and a private upgraded ensuite complete with quartz countertops, a double vanity, and a sleek glass-door shower. A generously sized second bedroom with a walk-in closet offers ideal space for family or guests, while the third bedroom is perfect as an additional bedroom, nursery, or home office. Relax in the bright and open living room, featuring patio doors that lead to a covered outdoor space equipped with a BBQ gas line—perfect for year-round enjoyment. Additional conveniences include in-suite laundry, a separate private storage locker, This unit is currently vacant and move-in ready, allowing for flexible possession. Located in one of Calgary's most desirable communities, Legacy offers over 300 acres of environmental reservoirs, 12

playgrounds, and an extensive network of walking and biking paths. Enjoy easy access to shopping at Legacy Township, restaurants, grocery stores, and everyday amenities just steps away. Families will appreciate the nearby schools, including All saints high school and the brand-new K-9 Living Spirit School.