

**2309, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2326415



\$225,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Mount and attached cabinet		

**** PRICE ALERT ** BRIGHT HOME WITH PRIVATE EAST EXPOSURE OVERLOOKING LEGACY + QUICK POSSESSION AVAILABLE!** Welcome to Legacy Park, where modern elegance meets unbeatable value in this bright and stylish one-bedroom, one-bathroom condo offering 604 sq. ft. (RMS) of thoughtfully designed living space. Ideally located on the desirable third floor, this upgraded suite enjoys abundant natural light through extra-tall dual-pane Low-E windows and features 9-foot ceilings and a generous 68 sq. ft. covered balcony with a BBQ gas line—perfect for relaxing or entertaining outdoors. This exceptional unit includes a titled underground parking stall and an assigned storage cage, offering both security and convenience. Inside, you’ll be impressed by the professionally curated interior featuring modern white baseboards and trim, designer wall treatments, and premium window coverings throughout. The open-concept kitchen is a showpiece, thoughtfully designed for both everyday living and entertaining. It features upgraded cabinetry with quartz countertops, and a dual basin undermount stainless steel sink with pull-out faucet. The upgraded stainless steel appliance package includes a Whirlpool refrigerator, Whirlpool slide-in smooth-top range, over-the-range microwave, and an Energy Star-rated tall tub dishwasher. The spacious dining and living areas flow seamlessly and are filled with natural light, while the convenient in-suite laundry with stacked washer and dryer adds everyday practicality. The primary suite is a true retreat, complete with a walk-through closet and a private ensuite featuring quartz countertops and upgraded fixtures. Set within Legacy—a master-planned community known for its thoughtful design and family-friendly atmosphere—this condo is surrounded by over 300

acres of environmental reserve, 12 parks and playgrounds, scenic walking and biking paths, and four vibrant commercial hubs, including Legacy Township. Families will appreciate the nearby All Saints High School and the upcoming K–9 school opening in 2026, making this an ideal location for long-term growth and community connection. Whether you're a first-time homebuyer, savvy investor, or looking to downsize without compromise, this move-in-ready condo offers unmatched comfort, convenience, and value in one of Calgary’s most desirable neighbourhoods. Call your friendly REALTOR® today to schedule your private showing before it's gone!