

4207, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2328910



\$230,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Quartz Counters		

Inclusions: The custom-built bedroom cabinet/closet with built-in shelving will be included with the home for the new owners to enjoy.

Welcome to Legacy Park, where modern living meets exceptional value in this beautifully maintained one-bedroom, one-bathroom condo offering a bright and functional layout designed for comfort and convenience. Proudly offered by its original owner, this home has been lovingly cared for and is truly move-in ready. Located on a desirable floor with easy accessibility, this thoughtfully designed home offers the perfect balance of comfort and convenience. The north-facing exposure provides pleasant, consistent natural light, while the added air conditioning ensures you'll stay comfortable all summer long. Step onto your private covered balcony to enjoy a peaceful outdoor retreat, perfect for morning coffee or relaxing after a long day. Inside, you'll immediately notice the pride of ownership and thoughtful upgrades throughout. The home features beautiful luxury vinyl plank flooring, modern finishes, upgraded details, and a stylish open-concept design that seamlessly connects the kitchen, dining, and living spaces. The well-appointed kitchen offers plenty of cabinetry, quality appliances, and a functional layout perfect for both everyday living and entertaining. Stay comfortable year-round with the added convenience of air conditioning, a highly sought-after feature for condo living. The spacious bedroom is a true highlight, featuring a custom-built closet system with built-in shelving, offering exceptional organization and storage while adding a touch of luxury and functionality. The bathroom is beautifully maintained with modern finishes, and the in-suite laundry adds everyday convenience. This home also includes the added benefits of titled underground parking and assigned storage, providing security, convenience, and extra space. Located in the highly desirable community of Legacy, you'll enjoy easy access to parks, pathways, shopping, restaurants,

and everyday amenities. With its beautiful natural surroundings, family-friendly atmosphere, and continued community growth, Legacy remains one of Calgary's most sought-after neighbourhoods. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle, this exceptional condo offers the perfect combination of location, upgrades, comfort, and pride of ownership. A rare opportunity to own a home that has truly been cared for from day one!