

8403, 151 Legacy Main Street SE  
Calgary, Alberta

MLS # A2335907



\$250,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Legacy                             |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 681 sq.ft.                         | Age:   | 2019 (7 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                   |            |        |
|-------------|-------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas                                            | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                 | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                   | Condo Fee: | \$ 324 |
| Basement:   | -                                                                 | LLD:       | -      |
| Exterior:   | Composite Siding, Concrete, Wood Frame                            | Zoning:    | M-X2   |
| Foundation: | Poured Concrete                                                   | Utilities: | -      |
| Features:   | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home |            |        |

Inclusions: N/A

Please adjust for the second time for a quick sale. Way under market value. UPGRADED 2-BEDROOM, 2-BATHROOM TOP-FLOOR UNIT IN THE SOUGHT-AFTER COMMUNITY OF LEGACY, COMPLETE WITH TITLED HEATED UNDERGROUND PARKING AND ADDITIONAL STORAGE! With an amazing price, way under market value. Located in the well-managed, pet-friendly Legacy Park II complex, this bright, open-concept apartment features luxury vinyl plank, quality carpet and ceramic tile flooring, oversized windows, extra-tall knockdown ceilings and an upgraded secure fingerprint-entry system. The thoughtfully designed kitchen offers extended-height cabinetry, granite countertops, stainless-steel appliances and a central island with breakfast-bar seating. The spacious living room features a wide sliding glass door opening onto a generous balcony overlooking a quiet, tree-lined street. Both bedrooms are generously sized. The king-sized primary bedroom includes a walkthrough closet and a tasteful three-piece ensuite with additional shelving. A second full bathroom and convenient in-suite laundry complete the interior. Excellent storage is provided through oversized closets inside the unit, along with a separate storage locker in the heated underground parkade. The titled parking stall is conveniently located near the elevators. Visitor parking is available directly behind the building, with additional street parking nearby. Enjoy walking-distance access to pathways, parks, playgrounds, daycare, elementary and junior high schools, All Saints High School, coffee shops, restaurants, healthcare services, fitness facilities, gas stations, grocery stores and more. Only 10 minutes from Sikome Lake and Fish Creek Provincial Park, approximately 30 minutes from the mountains, and minutes from Macleod Trail, Deerfoot Trail and Calgary's ring road.