

4309, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2337191



\$235,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	599 sq.ft.	Age:	2018 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

This exceptionally clean and well-maintained 1-bedroom, 1-bath condo in Legacy shows like new and is truly move-in ready. Situated on the 3rd floor, the unit offers 660 sq. ft. of builder-reported living space and has been freshly painted throughout. The open-concept layout features a spacious kitchen with stainless steel appliances, plenty of cabinetry and counter space, and an easy flow into the dining and living areas. The appliances and cabinetry have been very well cared for, adding to the overall clean and well-kept feel of the home. The bedroom features a walk-through closet, while a full 4-piece bathroom and convenient IN-SUITE LAUNDRY complete the functional layout. Step outside to a private BALCONY with plenty of room to sit and enjoy the outdoors. Additional highlights include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER. Located in the popular community of Legacy, close to shopping, restaurants, parks, pathways and everyday amenities, this is an excellent option for a first-time buyer, downsizer or investor looking for a clean, move-in-ready home.