

**7206, 151 Legacy Main Street SE
 Calgary, Alberta**

MLS # A2338080



\$209,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Window Coverings (including curtains & rods), Portable A/C Unit

A smart blend of 1-bedroom functionality & studio-style affordability, this upgraded 2nd floor condo makes exceptional use of its footprint. Thoughtfully designed with soaring 9' ceilings, gleaming luxury vinyl plank flooring, granite countertops and custom built-ins, the interior feels contemporary, cohesive and more elevated than a builder-basic finish package. The floorplan is equally considered, with the open-concept living room, dining area and kitchen positioned at one end of the condo, while the bedroom, bathroom, tech nook, storage and laundry are grouped at the other. The result is a natural sense of separation between living & private spaces—a layout that feels intuitive & functional. The kitchen features generous counter space finished in black granite, a timeless white brick-lay backsplash, stainless steel appliances, an over-the-range microwave & ample cabinetry. A large cupboard and pantry sit directly beside the kitchen, adding valuable everyday storage within arm's reach. The kitchen maintains an open connection to the dining & living rooms, creating an easy, conversational space with room for a sofa, bookshelves and décor. There is also room for a small dining table or additional flex space that could be used for an extra desk or added storage. Large sliding patio doors bring in natural light & open onto a private balcony offering ample outdoor space and a convenient BBQ gas line. Down the hall, the studio inspired bedroom is enclosed by space saving pocket doors and comfortably accommodates a queen bed, side table and space for a wardrobe that could span the entire width of the room. An expansive, upgraded frosted glass interior window allows natural light to filter through from the living area, while plush carpet adds warmth and comfort to a sleeping space that can be fully closed off when desired. Across from the bedroom, a custom

built-in tech nook and shelving create a dedicated workspace without sacrificing valuable living area. A large adjacent coat closet provides additional storage for everyday and seasonal items, while the laundry closet beside houses a new ventless all-in-one washer/dryer (2026). Toward the front entry, the 4-piece bathroom is tucked away for privacy and finished with a black granite vanity for continuity with the kitchen. Located in the SE community of Legacy, this condo offers quick access to Macleod Trail & Stoney Trail, while parks, pathways, green spaces and an extensive selection of amenities and dining options are all within walking distance. This condo also includes a titled parking stall in the heated underground parkade, dedicated storage locker, elevator access, secure fob entry and a mailbox in the front lobby. Small pets are permitted. With reasonable condo fees and a low-maintenance lifestyle, this is a smart option for a student, first-time buyer, single professional or investor seeking a well-appointed home with the convenience of condo living. Schedule your showing or view the virtual tour today!