

6305, 151 Legacy Main Street SE
Calgary, Alberta

MLS # A2338305



\$265,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 306
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to elevated condo living in Legacy! This beautifully appointed 2 bedroom, 2 bathroom home combines modern style, thoughtful upgrades, A/C, IN UNIT LAUNDRY, LOW CONDO FEES, TITLED UNDERGROUND PARKING, and an unbeatable connection to nature—making it an exceptional opportunity for first-time buyers, downsizers, or savvy investors. Step inside to a bright, open-concept floor plan designed for both everyday living and effortless entertaining. The contemporary kitchen is truly the heart of the home, featuring quartz countertops, modern cabinetry, stainless steel appliances, and a nice dining area that provides the perfect spot for casual dining, morning coffee, or gathering with friends. The spacious living area extends seamlessly outdoors through sliding patio doors to your private south facing balcony, complete with a gas BBQ hookup. It also has AIR CONDITIONING providing a welcome level of comfort during warm summer months and making this home stand out from the competition. Imagine summer evenings grilling dinner, relaxing with a glass of wine, and watching spectacular Alberta sunsets. The primary bedroom is a private retreat, thoughtfully designed with a walk-through closet leading directly into the sleek 4-piece ensuite. The versatile second bedroom is ideal for guests, a home office, roommate, or personal space, while the convenient other bathroom adds functionality for everyday living and entertaining. Laundry is tucked conveniently beside the kitchen, making household chores simple and efficient. Parking and storage are exceptionally convenient, with a TITLED UNDERGROUND PARKING stall (B49) located close to the elevator, plus a secure storage unit (203) in the heated parkade. Beyond your front door, experience everything that makes Legacy one of Calgary's most desirable communities. The

spectacular 300-acre Pine Creek Nature Reserve is just moments away, offering endless opportunities for walking, cycling, wildlife watching, and enjoying the outdoors. At the same time, Legacy Township puts shopping, restaurants, coffee shops, fitness studios, groceries, transit, and everyday amenities close at hand. Modern finishes. Exceptional functionality. Air conditioning. Underground parking. Secure storage. A sunset balcony. Nature at your doorstep. Whether you're looking for your first home, a low-maintenance lifestyle, or an investment with strong appeal, this is the kind of property that checks all the boxes. Don't miss your opportunity to make this LOW CONDO FEE, exceptional Legacy condo your own!