

2405, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2341046



\$190,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	423 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 267
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Top floor living in Legacy with a smart, functional layout that makes excellent use of the space. This one bedroom condo offers 422 sq. ft. of living space, a private balcony, titled underground parking and a separate storage locker. The kitchen features full height cabinetry, quartz countertops, stainless steel appliances and a subway tile backsplash, opening into the living area and out to the balcony. The bedroom includes extensive built in wardrobe storage, while a four piece bathroom, in suite laundry and a built in desk area add everyday convenience. Being on the top floor means no neighbours above, while the balcony provides an open outlook over the surrounding community. Directly across the street is a park, playground and pond area with walking and running trails throughout the neighbourhood. An excellent option for a first time buyer, downsizer or investor looking for a low maintenance home in Legacy.