

**4410, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2353202

\$325,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		
Inclusions:	None		

If bedroom size is high on your wish list, this Legacy condo deserves a closer look. Both bedrooms are notably larger than you'll typically find in a condo, giving you room for more than just a bed. This well-maintained top-floor corner unit also features air conditioning, south-facing windows, abundant natural light, premium upgraded window coverings, and a private balcony. The open-concept kitchen features stainless steel appliances, white cabinetry, a mosaic tile backsplash, and an island with seating. It flows naturally into the dining and living areas, creating a comfortable and functional space for everyday living. The primary bedroom includes a walk-in closet and a 3-piece ensuite. The second bedroom is conveniently located next to the second full bathroom, making the layout ideal for guests, family, or roommates. It also offers plenty of space for a home office. In-suite laundry adds everyday convenience. Conveniently located near Legacy's walking paths, parks, playgrounds, schools, shopping, and restaurants, with quick access to Macleod Trail and Stoney Trail. A strong option for first-time buyers, downsizers, or investors.