

**1318, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2209917**



## \$387,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage

**Inclusions:** Central Air Conditioner, Dishwasher, Washer, Dryer, Refrigerator, Stove, Window Coverings

Welcome to this bright and beautifully designed 2-bedroom, 2-bath corner unit in Legacy Park &mdash; a space that feels as good as it looks. With southeast-facing windows and stylish modern touches throughout, this home is perfect for young couples, first-time buyers, or anyone craving a clean, comfortable, and contemporary vibe. Inside, thoughtful upgrades set the tone: air conditioning, stainless steel appliances, eye-catching two-tone cabinetry, quartz countertops, and zebra blinds that balance light and privacy. The kitchen is a showpiece with its large island and breakfast bar, extra storage, and a window above the sink that fills the space with natural light. The smart layout places the bedrooms on opposite sides of the unit, giving you flexibility and privacy. The primary bedroom features a custom walk-in closet that leads into a sleek 3-piece ensuite with an oversized shower. The second bedroom is spacious and conveniently located next to the 4-piece main bath &mdash; ideal for guests, a home office, or your weekend visitors. Slide open the door to your large balcony and enjoy calm park views &mdash; a perfect spot for morning coffee or evening wind-downs. Titled underground parking, a secure storage unit, and unbeatable access to Legacy's fountains, pond, shops, and restaurants round out the package. Stylish, functional, and move-in ready &mdash; this is the kind of place that just feels right the moment you walk in.