

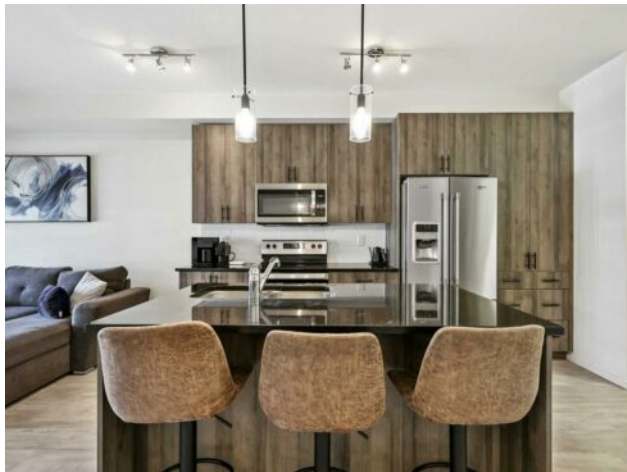


GRASSROOTS
REALTY GROUP

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**5304, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2214590



\$315,000

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 685 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 313 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-X2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

CHECK THIS OUT!! This 3rd-floor 2-bedroom + 2-bathroom home is in "MOVE IN CONDITION" & built with numerous custom upgrades. You will fall in love with the 685 sq ft living space plus the covered WEST-facing balcony... BBQ time! The open, designed main living area features 9' ceilings with a large family room overlooking the kitchen/nook & foyer. The kitchen has upgraded cabinets, QUARTZ counter tops, modern subway tile backsplash, upgraded stainless steel appliances, an undermount stainless steel sink, and many storage cabinets. Big primary bedroom features a walk through closet & more west views. The secondary bedroom includes a full closet and can be used as a den. Plus upgraded light fixtures and a chic custom luxury vinyl plank floors, laundry room, balcony gas line, and indoor parking stalls (Titled) ... Never will you need to fight for parking on the busy streets or scrape the frost off in the morning. Check and compare the incredible value. In addition, this complex has great access to the new shopping right around the corner. ****BONUS** features include - Easy access to the exit staircase for walking your dog. Quick 2025 possession is available. Call your friendly REALTOR(R) today to view!