



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**8108, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2215247



\$315,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Parking Lot, Plug-In, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 335
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MX-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Live Like a VIP ‐ Chill, Park, and Play in Style! Looking to park like a pro, chill like a legend, and let the dog out without a fuss? Congrats‐you've just found your kind of place! This isn't just another pretty condo‐this is the one that checks every box and throws in a few extras just to make life easier (and way more fun). ?? PET-FRIENDLY? Of course. ?? TWO TITLED PARKING STALLS? You got it‐no circling, no waiting, just pull in and go. ?? MAIN FLOOR CONVENIENCE + GATED PATIO? Yes please! Your private patio opens right onto a peaceful, tree-lined street. Perfect for morning coffee, after-work lounging, and quick doggy pit stops‐no stairs, no elevator, just easy living. Step inside to a space that feels like home from the moment you walk in. The OPEN-CONCEPT LAYOUT is filled with sunshine and good vibes, with stylish VINYL PLANK flooring throughout. The kitchen is a total scene-stealer‐featuring an EXTENDED ISLAND with QUARTZ COUNTERTOPS and a super smart BUILT-IN TABLE section that's ideal for casual dinners, card games, or catching up over wine. Love to cook? Or just love your kitchen gadgets? You'll appreciate the ceiling-height cabinetry, modern appliances, and plenty of storage that makes this space as functional as it is fabulous. The primary bedroom is your personal escape‐elevated with a beautiful TRAY CEILING and bathed in natural light. It's calm, cozy, and might just make you a professional snoozer. Between the two bedrooms, you'll find a 5-piece bathroom with a DOUBLE VANITY, quartz countertops, and a layout that feels more boutique hotel than basic condo. The second bedroom is versatile and bright‐perfect for guests, a home office, or a peaceful creative space. And with A/C, you'll be cool as can be when

summer rolls in. Located in the heart of Legacy, you're steps from parks, schools, shops, restaurants, and transit. It's everything you need, all in one place—and it's ready for you to move right in. Whether you're a first-time buyer, savvy investor, or someone who simply refuses to settle—this is your jam. Click the virtual tour and call your favorite agent—this one's a keeper!