



**GRASSROOTS**  
REALTY GROUP

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**7402, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2217400**



**\$364,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new home! Discover the perfect blend of comfort and convenience in this stunning TOP FLOOR UNIT 2-bedroom, 2-bathroom condo located in the sought-after Legacy community! Step inside to find a bright and open living space, ideal for entertaining or relaxing. The modern kitchen features stainless steel appliance package, french door fridge, a front load washer and dryer, beautiful grey galaxy quartz countertops throughout the kitchen and bathrooms, and an upgraded spacious kitchen island! Retreat to the spacious master bedroom with its own walk-in closet and ensuite bathroom. The second bedroom offers flexibility for a home office or guests, with a conveniently located bathroom in close proximity. Enjoy your morning coffee or evening sunsets on your private balcony! This well-maintained building offers visitor parking, its own titled underground parking and storage unit, conveniently located close to the elevator. Close to parks, pathways, schools, shopping and restaurants, this condo provides an exceptional lifestyle! Book your viewing today to make this your new home and experience the best in condo living!