



**GRASSROOTS**  
REALTY GROUP

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**7215, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2218836**



**\$349,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	872 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Perfectly situated walking distance to All Saints High School and Legacy Township Shopping Center equals a 100% walk score in this impeccably kept 2 bedroom, 2 bath home. Enter into 9' knock down ceilings, chrome accents throughout a side tiled 4 piece guest bath with a quartz storage vanity, soft close mechanics, tub surround and added tile accents. Luxury vinyl plank takes you to the 1st bedroom with a dual swing door closet then a convenient storage/laundry room right off the open kitchen, dining and lifestyle room. A kitchen presenting soft close mechanics, a center island, full stainless steel appliance package, tiled back-splash and a plethora of counter and storage space. The central family dining area separates the kitchen to the rear lifestyle room with space for all types of furniture placement and a garden door leading to your East facing and partially covered outdoor space complete with vinyl decking a BBQ gas line, added exterior electrical and rough in for Central Air! The primary bedroom situated to the rear of the home offers a large walk in closet with built in organizers and tiled 4 piece en-suite bath boasting his and her sinks, a full size shower, added tile accents, 4 drawers and 2 doors for all your necessities. Added value in a building wrapped in Hardi board, with a heated and secure underground parking stall and storage cage close by. Nothing to do but move in, relax and enjoy this perfectly placed home in a family community surrounded by convenience!