



**GRASSROOTS**  
REALTY GROUP

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**3415, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2219018**

**\$365,000**



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

STOP THE SEARCH &ndash; THIS IS THE BEST CONDO IN LEGACY. NO FAKE &ldquo;2 BEDROOM&rdquo; CLAIMS HERE &ndash; THIS IS A TRUE 2 BEDROOM + DEN UNIT, BOTH BEDROOMS HAVE PROPER WINDOWS &ndash; EXACTLY WHAT YOU&rsquo;VE BEEN LOOKING FOR. TOP FLOOR. SUN-DRENCHED. FULLY UPGRADED. From the moment you walk in, you&rsquo;ll see why this unit crushes the competition. Featuring luxury vinyl plank flooring, quartz countertops throughout, custom blinds, upgraded faucets, air conditioning, and a newer dishwasher &ndash; every inch of this condo was built to impress. The modern kitchen and oversized quartz island flow into a bright open living space. Step out onto your private balcony with gas BBQ hookup and soak in the sunrise. The primary bedroom has a walkthrough closet and a sleek double-sink ensuite. The second bedroom is full-sized with a real window &ndash; not shoved into a corner like so many others. Plus there&rsquo;s a den for your home office or flex space. Titled heated underground parking, a secure storage locker, and in-suite laundry add real-world functionality. WALKING DISTANCE to Township Mall, All Saints High School, transit, playgrounds, and pathways. Quick access to major roads. ZERO compromises. IF YOU&rsquo;RE SICK OF SEEING OVERHYPED LISTINGS THAT DISAPPOINT IN PERSON &ndash; THIS IS THE ONE THAT DELIVERS.