



**GRASSROOTS**  
REALTY GROUP

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**5117, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2224189**



**\$419,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**\*\* Former show home alert - Award-winning Ashley+ design \*\* Corner Model - Quick Possession!! Legacy Park II - Unbelievable VALUE & DESIGN! The superb main-floor condo offers two bedrooms, two bathrooms, two titled indoor parking stalls, a storage locker, extra tall windows, a 96 SF covered balcony, and high 9' ceilings. Value Added features &ndash; Check and Compare; 952 RMS sq. ft. of luxurious living space. Loaded with extras... Luxury wide vinyl plank flooring, dual pane Low-E windows, modern white painted casings, doors & baseboards, modern wallpaper, convenient laundry with storage & stacked washer/dryer. Whirlpool Stainless steel appliance package: fridge with front water dispenser and freezer below, OTR microwave, smooth top electric slide-in cooktop, and quiet Energy Star-rated tall tub dishwasher. Upgraded Kitchen cabinets with tall upper doors + soft-close drawers + extra floor cabinets + moldings with under-cabinet lighting, quartz island countertops, undermount dual basin stainless steel sink, full height custom tile backsplash, pull-out kitchen faucet, dramatic island with flush eating bar with pendant lighting above, and room to sit 2. BONUS features: Professionally designed show home decor with wall features, custom window coverings and shelving, supersized front foyer and private entry, underground assigned storage cage, BBQ gas line to the balcony. Legacy is an urban lifestyle community beyond comparison - where nature, convenience, and community come together. Everything your family needs is here. Home to 300 acres of environmental reserve, 12 playgrounds, 4 commercial shopping districts, including Legacy Township, All Saints High School, and a brand-new K-9 school opening in 2026, everything your family needs is in Legacy. Call your friendly REALTOR(R) to book a viewing!**

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