



**GRASSROOTS**  
REALTY GROUP

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**2317, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2236551**



**\$274,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 637 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Linoleum, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 385 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Metal Siding , Vinyl Siding, Wood Frame                           | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Granite Counters, No Animal Home, No Smoking Home, See Remarks |                   |        |

**Inclusions:** N/A

Here is your chance to own a bright and spacious 2 bedroom, 2 full bathroom condo, with a titled u/g heated parking stall, in the sought-after community of Legacy. Highlights of this home include an open concept living space with a modern galley style kitchen, leaving ample space to add a dining table or island. Dark cabinets with sleek stainless steel appliances. White quartz counter-tops that carry into both bathrooms. Bright space with fresh paint in neutral colors. New luxury plank vinyl flooring. Patio doors out to your private West facing patio with a gas hook up for the BBQ. The master bedroom has a walk-through closet to access the 4 pc en-suite. Convenient in-suite front load laundry & storage, with additional storage space outside the unit. Within the community, 15 km's of paved walking paths guide you past serene ponds, bright playgrounds, community gardens and manicured green spaces. Close to many amenities including restaurants, shopping & transit. Great playground & park right across the street. Come check out what your new home has to offer!!