



GRASSROOTS
REALTY GROUP

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**1210, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2243582



\$249,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Guest, Off Street, Owned, Parkade, Plug-In, Secured, Stal		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Mixed, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Sellers are open to including the kitchen island if buyers are interested!		

Welcome to one of the largest one-bedroom floorplans in Legacy Park — offering exceptional value, smart design, and true move-in-ready convenience. This freshly painted second-floor unit is perfect for a first-time buyer, downsizer, or investor. Enjoy a bright, open-concept layout with consistent north-facing natural light. The European-style kitchen features crisp white cabinetry, quartz countertops, a clean tile backsplash, stainless steel appliances, and a floating island that adds both prep and dining space. There's also a perfect wall space to showcase open shelving or artwork, letting you add your own personality and flair. The central living and dining area opens onto a private, covered balcony — ideal for morning coffee or evening downtime, usable for three seasons thanks to its sheltered design. The spacious bedroom includes a walk-through closet with custom built-ins, leading to a modern 4-piece bathroom with cheater access. The layout is smart, comfortable, and well-connected. Additional highlights include in-suite laundry, a titled underground parking stall, a secure storage cage, and low condo fees. Built by Brad Remington Homes, Legacy Park is known for quality construction and durable materials, including James Hardie siding, SunStop windows, and engineered wall and floor systems. Located in the heart of Legacy, you're steps from ponds, parks, and pathways — and just minutes from shopping, restaurants, fitness studios, and local favourites like Sweet Rhapsody Bakery. This home blends space, style, and long-term value in a community built for lifestyle.