



**GRASSROOTS**  
REALTY GROUP

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**8306, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2250391**



**\$319,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully UPGRADED apartment. The charming curb appeal will capture your heart at the first glance. As soon as you walk into the apartment, you are greeted with a very bright and open entryway with 9 feet ceilings. There is a well laid out Dining room adjacent to the living room and a stunning kitchen, which has a high end stainless steel appliances, upgraded cabinets to the ceiling, upgraded back splash, quartz counter tops through out. There is a primary bedroom with a walk-in closet and ensuite 4pc bath, there is another very decent size bedroom and a 4pc bath. There is a private BALCONY for you to enjoy fresh air and to hook up your summer BBQ to BBQ gas line to enjoy with friends and family. There is an in-suite LAUNDRY, and underground over sized storage locker. There is a SECURED and HEATED UNDERGROUND PARKING for your cold snowy Calgary winters. Some of the upgrades are and not limited to: quartz counter tops in the kitchen and Washrooms, LVP Flooring, Stainless Steel Appliances, better quality carpets, soft close kitchen cabinets to the ceiling. The LOCATION of this apartment is absolutely fantastic, it's right across the DAY CARE, it's close to the kids park, close to schools, bus stops, walking distance to shopping complex, gas station, cafes and various restaurants. Only few minutes away from Macleod Trail, Stoney Trail, FISH CREEK PARK, Bow River and two big Golf Courses (Blue Devil Golf Club and McKenzie Meadows Golf Club).