



**GRASSROOTS**  
REALTY GROUP

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**2305, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2256362**



**\$230,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	412 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Common, Enclosed, Heated Garage, Insulated, On Street, Parkade, Stall, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Street Lighting, Treed, Yard Lights		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, DSL, Electricity Connected, Electricity Paid For
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

This is the perfect affordable comfortable home. It's ideal for 1 person or a couple and has everything you need and would want. A kitchen with granite countertop, undermount double stainless steel sink, dishwasher, new fridge 2025, vented microwave/hoodfan, an in-suite washer and dryer, a nice 4 piece bathroom, a living room with adjacent balcony and gas-line for BBQ and even an underground heated parking stall. The sliding balcony door faces North, so it's never too hot or cold. The complex is nicely located in a quiet residential location. This unit will not last!