



GRASSROOTS
REALTY GROUP

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**3211, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2264138



\$259,500

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: All Attached Shelving, TV and Mounting Bracket in Living Room

Discover condo 3211 at Legacy Gate; A fully upgraded and beautifully maintained corner unit perfectly located just steps to Legacy Pond. Here are 5 things we LOVE about this condo (and we're sure you will too): 1. A FLOORPLAN MADE FOR REAL LIFE: This corner unit offers 672 SqFt of functional, open concept living space, 9' ceilings, and oversized windows. The stunning kitchen opens seamlessly into the living area providing options for furniture placement to suit your needs and lifestyle while a good-sized balcony becomes an extension of your living space in the warmer months and is equipped with a BBQ gas line. The primary bedroom boasts a walkthrough closet and a designer 3-piece ensuite while the second bedroom/flex space is perfect as a home office or guest retreat with adjacent 4-piece bathroom. Convenient underground titled parking and an assigned storage locker are included. 2. THAT KITCHEN: The kitchen is truly the heart of this home and it's easy to see why! Featuring full-height cabinetry, stainless steel appliance package, quartz counters and oversize island with seating for four, whether you're preparing a feast or simply warming up leftovers you will feel right at home here. 3. A CONTEMPORARY NEIGHBOURHOOD: Legacy is a stunningly master planned community located in Southeast Calgary featuring a variety of housing styles to fit every budget and lifestyle. Residents enjoy 300+ acres of protected space, parks, 6 state-of-the-art colour-themed playgrounds, recreational spaces, 15kms of walking/biking paths and 250+ business, shops, restaurants and professional services. 4. MORE THAN YOU EXPECT: From 9' ceilings and oversized windows to air conditioning, LVP flooring, underground parking and separate storage locker this condo is special and definitely deserves your attention.

5. A WELL-MAINTAINED CONDO COMPLEX: Legacy Gate is a well-maintained multi-building condo complex between 2016-2018 offering reasonable condo fees (\$406.49/month) and ample visitor parking in an ideal Legacy location adjacent Legacy Pond and Orange Playground.