



GRASSROOTS
REALTY GROUP

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4105, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2266506



\$220,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	421 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 267
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Separate Entrance, Storage, Track Lighting		

Inclusions:	N/A
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Step into comfort and style with this beautifully updated 1 bedroom, 1 bathroom ground-floor unit, perfectly designed for modern living and convenience. The lovely open-concept living and dining area creates a welcoming atmosphere where natural light fills the space, ideal for cozy nights in. The brand-new flooring and paint adds a fresh, contemporary touch throughout, pairing perfectly with the neutral tones and functional layout. The kitchen opens seamlessly to the living space, making meal prep and socializing effortless. The large unique stone patio is and perfect for enjoying morning coffee or unwinding with a book. This outdoor oasis extends your living space and offers the perfect spot to soak up the sun. It is also a convenient way to easily access your unit without entering the building, a dream for pet owners! Whether you're a first-time buyer, downsizer, or investor, this bright and move-in-ready condo offers unbeatable value and lifestyle appeal.