



GRASSROOTS
REALTY GROUP

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**1308, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2274316



\$220,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Welcome to Unit 1308 at Legacy Park — an ideal opportunity for first-time buyers or savvy investors looking to enter the thriving community of Legacy. This modern studio condo features neutral vinyl plank flooring, stainless steel appliances, ceiling-height cabinetry, and sleek stone countertops. A large west-facing window fills the space with natural light and opens to your generous balcony, complete with a gas line for convenient BBQing. The unit also includes a titled, heated underground parking stall and an assigned storage locker for added value and convenience. Enjoy life in one of Calgary's most connected communities with quick access to Township Shopping Centre, Legacy Corner, and more than 250 nearby shops, restaurants, and services. Commuting is effortless with Macleod Trail, Stoney Trail, and Calgary Transit bus routes linking to the C-Train just minutes away. Thoughtfully designed with scenic ponds, parks, and elegant streetscapes, Legacy delivers a welcoming community feel — making 215 Legacy Boulevard the perfect blend of comfort, lifestyle, and convenience.