



GRASSROOTS
REALTY GROUP

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**4113, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2276858



\$260,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	644 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage		

Inclusions: N/A

Welcome to unit #4113, a perfectly layed-out 2 bedroom unit in the award-winning community of Legacy where "everything your family needs is here". This unit comes with a titled underground parking, a patio with a gas line to enjoy bbqs including a storage locker. Coming home to this main floor unit is hassle-free with an option of entry via its own patio door or through the main door of the building skipping the usual waiting of the elevators, a convenience the owners have immensely appreciated. The unit has an open layout with neutral and bright paint, modern cabinetry, a big kitchen island with quartz countertops complete with stainless steel appliances. There is not one but 2 full bathrooms, the dryer and washer are also in the unit adding to the convenience and comfort of owning this unit. With board approval dogs and cats are allowed. There is also plenty of visitor parking for your guests. A short walk to the playground, pond, high school, cafe, burger shop, barber, Montessori, to name a few. This community is very well sought after for many reasons including the numerous shopping choices, green spaces, schools (a new K-9 school to be added and to open this year), it's easy access to Macleod Trail, Stoney Trail, Deerfoot, Somerset CTrain station and so much more. A must see. This is your chance to end the renting cycle and to own your very own property at an affordable price.