



GRASSROOTS
REALTY GROUP

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**4301, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2277586



\$399,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 894 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 508 |
| Basement: | - | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-X2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters | | |

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| Inclusions: | N/A |
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Welcome to this bright and spacious corner unit ideally located in the heart of Legacy, directly across from a park with unobstructed green-space views. Situated on a main road for excellent accessibility, this 2-bedroom + den, 2-bath condo is steps from walking paths, a community pond, transit, and Legacy's vibrant shopping plaza. As an end unit, the home is flooded with natural light and offers a highly functional layout with 893 sq ft of living space—one of the larger units in the building. The welcoming foyer opens to durable luxury vinyl plank flooring throughout, with carpeted bedrooms for added comfort. A large den/home office and in-suite laundry provide ideal flexibility for remote work or extra storage. The modern kitchen features quartz countertops, a subway-tile backsplash, textured thermafoil cabinetry, and a movable quartz island, perfect for entertaining and everyday living. Both full bathrooms are finished with quartz counters, continuing the clean, contemporary design. Additional highlights include rough-ins for air conditioning, a BBQ gas line, and the rare advantage of two titled parking stalls—one underground and one surface stall. An excellent opportunity for first-time buyers, downsizers, or investors looking for space, light, and convenience in a growing community. Book your private showing today!