



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

MLS # A2277586



\$384,900

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		

Inclusions: N/A

Welcome to this bright and spacious 2-bedroom + den corner unit ideally located in the heart of Legacy, directly across from a park with unobstructed green-space views. With the rare advantage of two titled parking stalls and a highly functional layout, this home offers both comfort and convenience. Situated on a main road for excellent accessibility, it 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 893 sq ft of living space, making it 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 generous den/home office and in-suite laundry provide ideal flexibility for remote work, hobbies, or additional storage. The modern kitchen features quartz countertops, a subway-tile backsplash, textured thermofoil 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 benefit of two titled parking stalls—one underground and one surface stall. An excellent opportunity for first-time buyers, downsizers, or investors seeking space, natural light, and a prime location in a growing community. Book your private showing today!