



GRASSROOTS
REALTY GROUP

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**3203, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2278676

\$269,999



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV Brackets

Welcome to #3203 – 215 Legacy Boulevard SE, a beautifully designed and maintained condo with a BRAND NEW REFRIGERATOR, STOVE and AIR CONDITIONER with HIGH QUALITY VINYL PLANK FLOORING offering a thoughtfully planned interior in one of Calgary's most desirable southeast communities. From the moment you enter, you will appreciate how the layout balances comfort, functionality and modern style, creating a welcoming space that feels both open and practical. Walking in, you'll find the kitchen which serves as the heart of the home, featuring ample quartz counter space and cabinetry for storage and and ISLAND that make meal preparation and entertaining easy. The adjoining dining area flows seamlessly into the living room, creating an inviting setting for everyday living as well as hosting family and friends. Large windows and sliding doors lead to a PRIVATE BALCONY, allowing natural light to fill the space and providing an ideal spot to enjoy morning coffee or unwind at the end of the day. The primary bedroom offers a comfortable retreat and includes a walk-in closet along with direct access to a private ensuite bathroom. A second bedroom provides flexibility and can easily accommodate guests, a home office, or a creative workspace. A well-appointed main bathroom and the convenience of in-suite laundry complete the interior, ensuring everyday routines are efficient and comfortable. Residents benefit from the security and convenience of a well-maintained building with elevator access and A TITLED UNDERGROUD PARKING STALL. The private balcony extends your living space outdoors and enhances the overall sense of openness throughout the suite. Located in the vibrant Legacy community of southeast Calgary, this home offers an exceptional lifestyle surrounded by natural beauty and modern

amenities. The neighbourhood is known for its expansive environmental reserve, scenic walking paths, and thoughtfully designed green spaces that encourage outdoor activity year-round. Residents enjoy easy access to shopping districts, restaurants, cafés, and essential services, all within close proximity. With nearby schools, playgrounds, and an interconnected trail system, Legacy provides a strong sense of community while remaining well connected to major roadways and the rest of the city.