



**7212, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2279329



\$225,000

Division: Legacy

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 514 sq.ft. **Age:** 2019 (7 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 248

Basement: -

LLD: -

Exterior: Brick, Composite Siding, Wood Frame

Zoning: M-X2

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: All furnishings, linens, kitchen supplies present in unit (move in ready!)

Immaculate 1 bedroom, 1 bathroom unit in Legacy Park, offered FULLY FURNISHED AND COMPLETELY TURNKEY — including all kitchen items and linens as viewed. This gorgeous unit is truly move-in ready or an ideal opportunity for an investor looking to rent immediately. Ideally located on the 2nd floor with an east-facing exposure and 9' ceilings, the open living area features an electric fireplace and oversized patio doors that flood the space with natural morning light and lead to a sunny balcony with natural gas hookup, perfect for relaxing or entertaining. The modern kitchen offers stainless steel appliances, quartz countertops, full backsplash, and full-height cabinetry with excellent storage and workspace. The spacious primary bedroom, in-suite laundry, and a well-appointed 4-piece bathroom complete the interior. Titled heated UNDERGROUND PARKING and an assigned storage locker add everyday convenience. Walk to shops, restaurants, transit, schools, and pathways. A fantastic opportunity!