

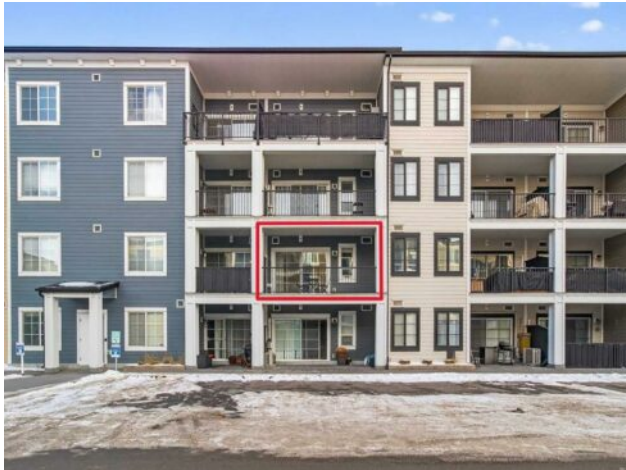


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2279329**



**\$225,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 248
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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&rsquo; 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!