



GRASSROOTS
REALTY GROUP

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4109, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2279423



\$234,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	603 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Metal Siding , Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Ground-floor living meets thoughtful design in this bright and well-appointed 1 bedroom condo offering a seamless blend of comfort, style and everyday convenience. An open-concept layout paired with LVP flooring creates a durable, low-maintenance foundation that suits both relaxed daily living and easy entertaining. Extra windows flood the living area with natural light while direct access to the private west-facing patio extends the living space outdoors, making it ideal for morning coffees, evenings unwinding or pet owners who value quick outdoor access. A custom kitchen anchors the home with a striking glass backsplash, stainless steel appliances, upgraded Cartwright lighting and a generous center island with seating on both sides, encouraging connection whether hosting or cooking casually. A spacious bedroom overlooks the patio and is complemented by a massive walk-through closet that flows directly into the bathroom, enhancing both function and privacy. In-suite laundry adds everyday efficiency while titled underground parking and a dedicated storage locker provide secure, practical solutions. A pet-friendly complex with board approval supports flexible lifestyle needs and the surrounding community delivers exceptional walkability with pathways winding through nearby parks and ponds. Township Shopping Centre sits close by, offering convenient access to grocery stores, caf  s, restaurants and everyday services, making errands and social plans easy without long drives. A sunny west-facing orientation, ground-level accessibility and abundant upgrades combine to create a polished, move-in-ready opportunity well suited to first-time buyers, downsizers or investors seeking low-maintenance living in a vibrant south Calgary community.

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