



**2205, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2285342**



**\$195,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	413 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 267
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Quartz Counters		

**Inclusions:** N/A

Looking for a smart first step into homeownership, or a low-maintenance investment in a high-demand area? This is it. This freshly painted 1 bedroom, 1 bathroom condo offers 413 sqft of bright, efficient living space designed to maximize every square foot. The open-concept layout feels airy and inviting, while durable vinyl plank flooring keeps things modern and easy to maintain. The kitchen is clean and contemporary with full height white cabinetry, quartz countertops, and stainless steel appliances, everything you need without wasted space. In-suite laundry adds everyday convenience. Step outside to your south facing balcony complete with a gas BBQ hookup and added privacy thanks to its rear exposure, ideal for quiet morning coffee or evening downtime. You’ll also appreciate titled heated underground parking and a separate storage locker, rare and valuable features at this size and price point. Located close to major shopping, South Health Campus, parks, and walking paths, with quick access to McLeod Trail and Stoney Trail, this is an incredibly convenient place to call home. Whether you're entering the market or expanding your portfolio, this is a smart move.