



**2211, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2285391**



**\$220,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	481 sq.ft.	<b>Age:</b>	2017 (9 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** none

This well-maintained apartment offers 540 sqft (builder size) and has been owner-occupied since new. The unit is very clean and shows clear pride of ownership. No carpets throughout for easy maintenance. The bedroom includes a window, which is uncommon for apartments of this size, and the unit also comes with underground parking and a storage locker, making it a strong option at this price point. Ideal for first-time buyers, downsizers, or investors looking for a practical, low-maintenance property. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Living Spirit K-9 School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve