



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2285391

\$230,000



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	481 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	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