



7318, 151 Legacy Main Street SE  
Calgary, Alberta

MLS # A2289255



**\$250,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	653 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 313
<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>	Ceiling Fan(s), Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings, ceiling fan

Immaculate 1 bedroom, 1 bathroom AIR CONDITIONED unit in Legacy Park! This bright and OPEN CONCEPT condo with over 660 sq ft of living space is perfect for a first-time buyer, downsizer, or investor. Loaded with BUIILER UPGRADES and presented in virtually new condition, this unit shows exceptionally well. The modern kitchen features upgraded STAINLESS STEEL APPLIANCES, QUARTZ countertops, a full tile backsplash, full-height cabinetry with excellent storage, and the option to add a stationary island. A built-in WORKSTATION with matching quartz countertops adds both style and functionality, ideal for working from home. The generously sized bedroom offers a WALK THROUGH CLOSET complete with built-ins and convenient access to the cheater 5-piece ensuite with DOUBLE VANITY. In-suite laundry and a private patio complete the thoughtfully designed living space. Enjoy the added convenience of titled HEATED UNDERGROUND PARKING and an assigned STORAGE LOCKER. Ideally located close to shopping, amenities, and major roadways, this home offers both comfort and accessibility. Don&rsquo;t miss this opportunity, book your private showing today!