



8119, 151 Legacy Main Street SE  
Calgary, Alberta

MLS # A2289690



**\$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>	605 sq.ft.	<b>Age:</b>	2022 (4 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, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 292
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this 1 bedroom former showhome unit that truly shows pride of ownership. The open layout features a spacious kitchen with an upgraded island, backsplash, chimney hood fan, built-in microwave, stainless steel appliances, and stone countertops. Black plumbing fixtures and door hardware give it a clean, modern feel throughout. You'll appreciate the large walk-in entry closet, in-suite laundry, 9-foot ceilings, vinyl plank flooring, upgraded tile, and the added bonus of a Daikin air conditioner for year round comfort. The walk out patio is generously sized and includes a BBQ gas line, perfect for relaxing or entertaining. The building is pet-friendly, and the easy walk-out access makes it especially convenient for dog owners. This home has been exceptionally well maintained and also comes with a titled underground parking stall and assigned storage locker. All of this in a fantastic location within walking distance to shopping, restaurants, and everyday amenities. A great opportunity you won't want to miss.