



**3314, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2290637



\$299,800

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

This move-in ready third-floor condo with over 770 square feet features a desirable double primary bedroom floorplan and is sure to impress even the most discerning buyer. The bright, open-concept layout offers two spacious bedrooms and two full bathrooms, along with a generous living room that opens onto a private balcony—perfect for relaxing or entertaining. Soaring 9-foot knockdown ceilings enhance the sense of space, while upgraded flooring adds a modern touch throughout. The well-designed L-shaped kitchen provides ample counter space for cooking and entertaining, and is beautifully appointed with quartz countertops, stainless steel appliances, and plenty of cabinetry. Both bedrooms are generously sized and function as primary suites, each with direct access to its own private 4-piece ensuite, offering excellent privacy for family members or guests. Additional highlights include in-suite laundry, a gas line on the balcony for BBQs, underground heated parking, and a separate storage locker. Conveniently located within a 10-minute walk to Sobeys, Tim Hortons, Petro-Canada, nearby ponds, playgrounds, and other everyday amenities. This fantastic condo is a must-see for first-time homebuyers ready to stop renting, savvy investors seeking a great opportunity, or downsizers looking for low-maintenance living.