



**6310, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2293112**



**\$275,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 292
<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>	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Murphy Bed in second bedroom

Welcome to this beautifully appointed 2-bed 2-bath condo in the sought-after community of Legacy, an exceptional opportunity for first-time buyers or savvy investors. Positioned to capture west-facing views, this inviting home offers the perfect balance of modern design and everyday functionality. Inside, the open-concept layout creates a bright and welcoming atmosphere. The stylish kitchen is the heart of the home, showcasing quartz countertops (both kitchen and baths), contemporary cabinetry, stainless steel appliances, and a generous island that doubles as a casual dining space, perfect for gathering with family or hosting friends. The living area flows effortlessly towards the outdoors through sliding patio doors that open onto your west-facing balcony with gas hookup, creating the perfect spot for evening barbecues while taking in spectacular sunsets. The thoughtfully designed primary suite features a convenient walk-through closet leading directly into a private 4-piece ensuite, offering both comfort and practicality. A versatile second bedroom and half bath provide flexibility for guests or a home office. Stackable laundry is conveniently located adjacent to the kitchen for everyday ease. Comfort is ensured year-round thanks to a professionally installed air conditioning unit, a rare and valuable upgrade in condo living. Additional highlights include a titled underground parking stall (B54) and secure storage unit (B10) located in the heated parkade. Beyond the home itself, the lifestyle here is exceptional. Just moments away is the breathtaking 300-acre Pine Creek Nature Reserve, offering expansive green space, wildlife, and scenic pathways perfect for walking, cycling, and exploring nature. Residents also enjoy easy access to the shops, dining, and services of Legacy Township, along with nearby transit, grocery stores, fitness studios, coffee shops, and

everyday amenities. With low condo fees, stunning views, and a prime location surrounded by nature and convenience, this is a rare opportunity to own a home that truly offers everything. Schedule your private showing today and discover why Legacy is one of Calgary's most desirable communities to call home.