



**1103, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2303963



\$249,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Curtain Rods, Curtains, All Shelving, Kitchen Island, TV Mount, Armoire in Secondary Bedroom

SUPERB VALUE for this immaculate 2 bedroom, 2 bathroom home! Move in ready and waiting for you! Conveniently located on the main floor with a bright and functional floor plan, boasting 9 FT CEILINGS and West facing windows. The kitchen features GRANITE COUNTERTOPS, stainless steel appliances, under cabinet lighting and a kitchen island. Spacious primary bedroom has a large walk-thru closet and 3-pc ensuite with walk-in shower. The second bedroom is perfectly suited for guests or a home office. Enjoy the sunshine from your sunny, WEST FACING PATIO with BBQ gas line. And don't forget about the UNDERGROUND TITLED PARKING and additional STORAGE LOCKER. Other bonuses include: NEWER WASHER & DRYER and reasonable condo fees that include heat and water. This is a PET FRIENDLY and well managed complex, right across the road from a kids play park. Sturdy brick and Hardie board construction. Easy access to schools, tons of shopping and Stoney Trail. You will love living in Legacy, surrounded by beautiful walking paths and a 300 acre environmental reserve. This property has everything you want, for the price you need! Check out our 3D TOUR and book a showing before it's too late.