



**4112, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2304806**



**\$280,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, See Remarks, Storage		

**Inclusions:** none

Welcome to the community of Legacy, where this 2 bedroom, 2 bathroom condominium is perfect for those seeking the convenience of modern living, nearby restaurants, greenspaces, walking paths, schools, shopping and more! Upon entering the unit, you'll see stainless steel appliances, an incredible amount of cabinets, low maintenance vinyl plank flooring, and laundry facilities within the unit itself. The great room has sliding patio doors for an influx of natural light. The spacious master bedroom connects to a dual-sided walk in closet and its own private bathroom, complete with stand-in shower with bench seating. The 2nd bedroom is also a great size, with its own private closet space and access to the main 4-piece bathroom. Other amenities include 2 parking stalls, where the first is underground and titled, another above-ground that is assigned to this unit, and a large storage area also underground and away from the elements. If you like to entertain, having guests over is a breeze, with ample guest parking conveniently in front of the unit itself! This is an incredible opportunity to be part of a vibrant community &ndash; call for your private showing today!