



**4316, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2144967



\$319,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	651 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 367
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

Welcome to this stylish 2 bedroom + den apartment located in the heart of Legacy, one of Calgary's most sought-after neighborhoods. This beautiful apartment embodies modern living with its sleek finishes and abundant natural light. Upon entering, you'll be greeted by an open concept living area. The spacious kitchen features stainless steel appliances, quartz countertops, and ample storage. The large island, complete with a breakfast bar, serves as the perfect spot for casual dining. Adjacent to the kitchen, the living room is bathed in natural light from the south-facing windows and balcony, creating a warm and inviting atmosphere. The primary bedroom is generously sized, easily accommodating a king-sized bed. It boasts a walk-through closet that leads directly into a 3-piece bathroom. Versatility is a key feature of this apartment, as demonstrated by the flex room situated off the kitchen area. Enclosed by double sliding pocket doors, this space can be customized to suit your needs—whether as a home office, a computer room, or an additional bedroom. This unit comes with AC as well to cool you down during those hot summer days. Storage will never be an issue in this apartment. In addition to the walk-through closet in the primary bedroom, there is a huge storage area that can be utilized as an extra walk-in closet or to store larger items. Furthermore, the apartment includes two titled parking stalls—one in the secure underground parking and another above ground which comes with plug access for those cold winter nights. An additional storage space in the underground parking ensures that you have plenty of room for all your belongings. Living in Legacy offers unparalleled convenience. You'll find yourself close to major amenities, including shopping centers, reputable schools, and well-maintained playgrounds. This community is perfect for those

who appreciate the blend of suburban tranquility and urban convenience. Don't miss the chance to own this stylish and functional apartment.