



**2206, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2152379**



**\$234,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Step into this beautifully refreshed second-floor unit and be greeted by an abundance of natural light. Every square foot is thoughtfully designed with no wasted space, offering an open-concept floorplan perfect for low-maintenance living. Durable linoleum flooring is ideal for pet owners and busy families alike. As you enter, you'll find a convenient storage closet right by the front door. The discreetly tucked-away stackable front-load washer and dryer add to the unit's practicality. The bright kitchen, featuring modern colors and quartz countertops, seamlessly opens to the living area and sunny balcony—perfect for entertaining. Enjoy your morning coffee while watching the sunrise through your balcony doors. The spacious bedroom comfortably fits a king-sized bed and offers plenty of storage. Pocket doors maximize the usable space, adding to the unit's clever design. The 4-piece bathroom, complete with modern design provides a touch of luxury. Additional perks include a titled underground parking stall and an assigned storage locker, ensuring all your needs are met. Located in the master-planned community of Legacy, this condo is just steps from shopping, restaurants, and public transit. Plus, it's only a 10-minute drive to the Somerset C-train station, making your commute downtown a breeze. Don't miss out on this fantastic opportunity—book a showing today with your favorite realtor!