



GRASSROOTS
REALTY GROUP

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**7403, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2175026



\$389,900

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|------------------|---|---------------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 916 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Secured, See Remarks, Tandem, Titled, Undergrou | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 415 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Wood Frame | Zoning: | M-X2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

****OPEN SAT. 12pm-2pm**WOW 3 BEDROOM or 2 bed +DEN!!** Discover your perfect retreat in this stunning top-floor unit nestled in the desirable Legacy community. Boasting an open floor plan and 9ft high ceilings, this home is bathed in natural light with sw facing, creating a warm and inviting atmosphere. A versatile floor plan offering 3 bedrooms, this space is designed to accommodate several lifestyles with ease. The stylish interior features luxury vinyl plank throughout the principle living spaces and carpet in bedrooms. Modern kitchen equipped with stainless steel appliances, sleek quartz countertops, an eat-up kitchen island (not permanent) serves as a perfect gathering spot for family and friends, while air conditioning and ceiling fans ensure comfort year-round. The primary retreat features a spacious walk-through closet, oversized vanity with plenty of countertop and storage for two, with a tub/shower combo that enhances everyday living. The living area separates the primary bedroom from second and third bedrooms providing added privacy. Step outside onto your private balcony with southwest exposure, complete with a gas BBQ line, where you can host gatherings or unwind after a long day. This unit comes with an assigned storage locker, titled tandem parking stall (2 spaces) and plenty of visitor parking spaces. Located just minutes from parks, playgrounds, shopping, and schools, you’ll have easy access to walking and biking paths, as well as a serene park area that leads to 300 acres of environmental reserve. Enjoy being only five minutes from Shawnessy, with the South Health Campus and multiple golf courses just a short drive away. Plus, Fish Creek Park is a quick ten-minute journey, Legacy Village and Township -- Calgary's newest shopping destination are right at your doorstep. This remarkable property is a rare find in a vibrant

community. Don't wait—schedule your viewing today and experience all that this home has to offer!