



**6208, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2179553**



**\$339,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	630 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Book Shelves x3, Mirror		

Wonderful air conditioned apartment with 3 INDOOR parking stalls! Never will you need to fight for parking on the busy streets or scrap the frost off in the morning. This VERY sunny 2nd floor 2-bedroom home is in "MOVE IN CONDITION" & built with numerous custom upgrades. You will fall in love with all of the 630 sq ft of living space plus the covered south facing balcony... BBQ time! The open designed main living area features 9' ceilings with a large family room overlooking the kitchen/nook & foyer. The kitchen has upgraded cabinets, white QUARTZ counter tops, modern tile backsplash, upgraded stainless steel appliances, under mount stainless steel sink and lots of cabinets for storage. Big primary bedroom features a walk-in closet & more south views. The secondary bedroom also includes a full closet and can be used as a den. Plus upgraded light fixtures and a chic custom luxury vinyl plank floors, laundry room, storage room, book shelves, frost privacy glass wall, balcony gas line, and 3 indoor parking stalls (Titles). Check and Compare the incredible value. In addition this complex has great access to the new shopping right around the corner. \*\*BONUS features include - Easy access to the exit staircase for walking your dog. Quick Feb 2025 possession is available. Call your friendly REALTOR(R) today to view!