



**8108, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2194074



\$350,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	673 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Parking Lot, Plug-In, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 314
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MX-2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

****Open House Sunday Feb 23 12 - 2 pm**** Welcome home to this beautifully appointed and immaculately kept two-bedroom apartment, combining modern design with an ideal location for savvy buyers or investors. This light filled gem offers the perfect blend of bright spaces inside with a large patio that leads directly to a tree-lined street, ideal for enjoying walking with your pet or hopping on your bike. You won't have to worry about those warm summer nights because you have air conditioning! The open concept layout showcases thoughtful upgrades including vinyl plank flooring and a kitchen that will make your friends jealous! The extra-large and extended island features quartz countertops with an integrated counter that incorporates a table section for gathering. Upgraded appliances, ceiling-height cabinetry and additional storage provide a beautiful and functional setting for meal creation and entertaining. The spacious primary bedroom is bright and airy with a tray ceiling that adds an extra layer of style. In between the bedrooms is a generously sized sleek 5 piece bathroom with a double vanity ensuring functionality combined with style. The second bedroom is perfect for a roommate, guest or office. With two titled parking stalls and assigned storage you have additional convenience, value and functionality for daily living. Perfectly positioned in the highly sought-after community of Legacy, you are just steps away from shopping, restaurants, schools, convenient transportation options, and parks and pathways.