



**3101, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2198004



\$299,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

FORECLOSURE OPPORTUNITY!!! 50k PRICE REDUCED! ATTENTION Renters, First Time Buyers AND INVESTORS! This pre-foreclosure means the seller MUST sell—creating a rare opportunity to scoop up a 2-bed (+ DEN), 2-bath Legacy condo BELOW market value! Welcome to Unit 3101 - 215 Legacy Boulevard SW in the highly sought-after Legacy Park! This sunny 833 SQFT corner unit is one of the best layouts in the building, featuring 2 bedrooms, 2 bathrooms, and a large den—perfect for a home office with its double pocket doors for privacy. Step inside to a bright, open-concept design with natural light flooding the space. The modern kitchen is the heart of the home, offering stainless steel appliances, granite countertops, ample cabinet space, a center island with an eating bar, and under-cabinet RGB LED lighting. The living area flows effortlessly to the west-facing covered patio, an ideal space to relax outdoors or for pet owners who will love the easy access to green space. The primary bedroom features a spacious walk-in closet and a 4-piece ensuite, while the second bedroom is conveniently located near an additional full bathroom. Enjoy the ease of in-suite laundry, a TITLED underground parking spot, and a large storage unit for extra convenience. Located in the vibrant Legacy community, you'll have easy access to shopping, parks, walking paths, playgrounds, and a stunning 300-acre nature reserve. This move-in-ready condo offers unbeatable value in a fantastic location! Whether you're a first-time buyer, downsizer, or investor, this is the perfect place to call home. HURRY!!! OPPORTUNITIES LIKE THIS DON'T COME OUT THAT OFTEN! Call today to schedule your private showing! Best CONDO value and price/sqft in the area! ACT FAST!