



GRASSROOTS
REALTY GROUP

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**3107, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2206393



\$254,999

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	531 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 310
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to Legacy Park, a sought-after complex in one of SE Calgary's most vibrant communities. This quiet well-maintained 1-bedroom + den, 1-bathroom condo offers over 500 sq. ft. of thoughtfully designed living space, complete with a titled underground parking stall for added convenience and security. Step inside to discover a bright, open-concept layout, where large windows flood the living area with natural light. The modern kitchen features sleek dark cabinetry, quartz countertops, stainless steel appliances, and a breakfast bar—perfect for casual dining or entertaining. Sliding doors lead to a spacious patio, ideal for summer BBQs or relaxing outdoors. The generously sized bedroom provides comfort and tranquility, while the versatile den offers the perfect space for a home office, reading nook, or extra storage. A full 4-piece bathroom and in-suite laundry add to the home's functionality. Situated in a prime location, this condo is just minutes from schools, shopping centers, restaurants, parks, and playgrounds. Enjoy seamless access to Stoney Trail and Macleod Trail, making commuting a breeze. Whether you're a first-time buyer, downsizer, or investor, this exceptional property is a fantastic opportunity. Schedule your private viewing today!