



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4317, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2206759



\$325,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	655 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Experience modern living in this beautifully designed 2-bedroom, 2-bathroom condo in the vibrant community of Legacy. This stylish unit boasts an open-concept layout, featuring a sleek kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The bright living area seamlessly opens onto a covered patio, perfect for relaxing or entertaining. The primary suite includes a generous walk-through closet and a 4-piece ensuite. The second bedroom is ideal for guests or a home office, while the second full bathroom adds convenience and flexibility for both residents and visitors. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and a spacious storage unit. Located right next to a storm pond and playground, this condo offers easy access to Legacy's extensive walking and biking trails. You'll also be just steps from Township Shopping Centre, with a variety of retail stores, dining options, and everyday conveniences. Legacy features a stunning 300-acre protected environmental reserve in Pine Creek Valley, offering a peaceful retreat with scenic pathways and green spaces. Move-in ready and located in one of Calgary's most sought-after communities, schedule your private showing today!