



**GRASSROOTS**  
REALTY GROUP

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**1417, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2207120**



**\$329,777**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NONE

This bright and spacious top-floor unit offers 2 bedrooms, and title underground parking. Designed for both style and comfort, this condo features quartz countertops, black appliances new paint, new vinyl plank flooring and sparkling clean. Eating bar, spacious living room, insuite laundry and storage. Best of all it is top floor with a view. There is an elevator, heated underground titled parking and an assigned storage area as well. Located in the sought-after community of Legacy, you'll be just steps from parks, schools, playgrounds, shopping, transit and quick access roads. Don't miss your chance to own this exceptional condo—schedule your viewing today!