



GRASSROOTS
REALTY GROUP

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**8315, 151 Legacy Main Street SE
Calgary, Alberta**

MLS # A2208853



\$374,500

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Parking Lot, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 367
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

You can STOP SCROLLING on properties now…this one has MORE LIGHT, MORE SPACE and more WELCOME for your FUR-BABY! Step into sunshine and serenity in this stunning, pet-friendly MOVE UP condo where both LARGE BEDROOMS have big WINDOWS, walk through closets and CONNECTED BATHROOMS. Bathed in glorious southern light, this unit feels warm and welcoming all year round. The SPACIOUS BALCONY is a true urban oasis, offering an open view—not wedged beside another—so you can enjoy morning coffees, evening wine, or BBQ without being jammed in by a balcony buddy on either side. There’s room for a seating area, your herb garden, and even a dog bed or patio set-up. If you want to cool down after sunbathing...step inside...YOU HAVE A/C! Inside, the OPEN-CONCEPT LAYOUT blends modern design with everyday functionality. Rich upgraded VINYL PLANK flooring adds a sleek touch underfoot, while the OVERSIZED KITCHEN will steal your heart. With UPGRADED CABINETRY, modern appliances, and AMPLE STORAGE, you’ll have more than enough room to whip up gourmet meals—or just have space to splurge on a cappuccino machine and air fryer! The CENTRAL DINING AREA is perfect for gathering for dinners, board game nights, or hosting the people you love most. The PRIMARY bedroom is your private RETREAT, elevated with a stylish TRAY CEILINGS, and boasting a walk-through closet that leads to a luxurious ENSUITE with QUARTZ countertops, a DOUBLE vanity, and a “spoil me” sized shower. The SECOND bedroom is bright and spacious, perfect for a guest, roommate, or home office, complete with its own large closet and cheater ensuite that is also dressed in elegant quartz. BTW…THIS ISN'T A DEN PRETENDING TO BE A

BEDROOM…it is a large size and has the window you are expecting to be part of a bedroom! Practicality meets peace of mind with TITLED UNDERGROUND parking and a dedicated storage unit—plus, you're located in the heart of the beloved Legacy community. Here, you're just steps from parks, playgrounds, schools, shopping, dining, and quick access to transit. Whether you're a pet-lover, sun-chaser, or just someone looking for the perfect mix of comfort and convenience, this home truly has it all. Don’t let this gem slip away—CHECK OUT THE VIRTUAL TOUR and call your favourite agent to book an in-person showing today!