

**3415, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2219018**



**\$365,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

STOP THE SEARCH &ndash; THIS IS THE BEST CONDO IN LEGACY. NO FAKE &ldquo;2 BEDROOM&rdquo; CLAIMS HERE &ndash; THIS IS A TRUE 2 BEDROOM + DEN UNIT, BOTH BEDROOMS HAVE PROPER WINDOWS &ndash; EXACTLY WHAT YOU&rsquo;VE BEEN LOOKING FOR. TOP FLOOR. SUN-DRENCHED. FULLY UPGRADED. From the moment you walk in, you&rsquo;ll see why this unit crushes the competition. Featuring luxury vinyl plank flooring, quartz countertops throughout, custom blinds, upgraded faucets, air conditioning, and a newer dishwasher &ndash; every inch of this condo was built to impress. The modern kitchen and oversized quartz island flow into a bright open living space. Step out onto your private balcony with gas BBQ hookup and soak in the sunrise. The primary bedroom has a walkthrough closet and a sleek double-sink ensuite. The second bedroom is full-sized with a real window &ndash; not shoved into a corner like so many others. Plus there&rsquo;s a den for your home office or flex space. Titled heated underground parking, a secure storage locker, and in-suite laundry add real-world functionality. WALKING DISTANCE to Township Mall, All Saints High School, transit, playgrounds, and pathways. Quick access to major roads. ZERO compromises. IF YOU&rsquo;RE SICK OF SEEING OVERHYPED LISTINGS THAT DISAPPOINT IN PERSON &ndash; THIS IS THE ONE THAT DELIVERS.