

**2418, 215 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2231279**



**\$195,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	410 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Top-Floor 1-Bedroom Condo in Legacy Park – Stylish, Bright & Move-In Ready! Welcome to Unit #2418 at 215 Legacy Boulevard SE – a beautifully appointed 1-bedroom, 1-bathroom condo located on the top floor of Legacy Park. This north-facing unit offers an abundance of natural light and a smart open-concept layout, perfect for first-time buyers, down-sizers, or investors. Step inside to find luxury vinyl plank flooring throughout the main living areas, a modern front kitchen featuring dark cabinets, quartz countertops, tile backsplash, stainless steel appliances, and sleek bar-style hardware. The central dining area seamlessly flows into a bright and airy living room, complete with sliding patio doors that open to a private balcony—ideal for enjoying evening sunsets. The spacious bedroom comfortably fits a queen-sized bed and includes a large window for natural light, along with direct access to a walk-through closet. The stylish 4-piece bathroom features modern tile flooring. Additional highlights include central air conditioning to keep you cool during the summer, in-suite stacked laundry, a titled underground parking stall, and a secure storage cage for extra convenience. Low monthly condo fees of \$250 cover everything except electricity, making this a low-maintenance, high-comfort home. Enjoy the best of Legacy with walking access to scenic ponds, parks, playgrounds, and an extensive pathway system. You're also just minutes from the Township Shopping Complex, featuring popular restaurants, grocery stores, and the local favourite—Sweet Rhapsody Bakery.