

8414, 151 Legacy main Street SE  
Calgary, Alberta

MLS # A2254952



**\$339,900**

|                  |                                            |               |                  |
|------------------|--------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                     |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)         |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                  |
| <b>Size:</b>     | 768 sq.ft.                                 | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Gated, Heated Garage, Secured, Underground |               |                  |
| <b>Lot Size:</b> | -                                          |               |                  |
| <b>Lot Feat:</b> | -                                          |               |                  |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 367 |
| <b>Basement:</b>   | -                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete, Wood Frame | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home               |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to Legacy, where modern design meets everyday convenience! This top-floor condo offers 768 sq. ft. of thoughtfully designed living space with 2 bedrooms and 2 full bathrooms, including a private primary suite with a walk-in closet and 4-pc ensuite. The open-concept kitchen features sleek two-tone cabinetry, quartz countertops, an island with seating, and stainless steel appliances &mdash; perfect for cooking or entertaining. The spacious living room flows seamlessly to a large balcony, ideal for BBQs and outdoor dining while enjoying views of the community. Additional highlights include in-suite laundry, luxury vinyl plank flooring, 9-ft ceilings, and air conditioning for year-round comfort. The second bedroom is perfect for family, guests, or a home office, complemented by another full 4-pc bath. This unit comes with titled surface parking and secure building access with elevator service. The complex is just steps from shopping, restaurants, schools, playgrounds, transit, and pathways, with quick access to Macleod Trail and Stoney Trail for easy commuting. Whether you’re a first-time buyer, downsizer, or investor, this home checks all the boxes for style, comfort, and location.