

**4317, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2206759**



**\$325,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	655 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Covered, Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Experience modern living in this beautifully designed 2-bedroom, 2-bathroom condo in the vibrant community of Legacy. This stylish unit boasts an open-concept layout, featuring a sleek kitchen with full-height cabinetry, quartz countertops, and stainless steel appliances. The bright living area seamlessly opens onto a covered patio, perfect for relaxing or entertaining. The primary suite includes a generous walk-through closet and a 4-piece ensuite. The second bedroom is ideal for guests or a home office, while the second full bathroom adds convenience and flexibility for both residents and visitors. Enjoy the convenience of in-suite laundry, a titled underground parking stall, and a spacious storage unit. Located right next to a storm pond and playground, this condo offers easy access to Legacy's extensive walking and biking trails. You'll also be just steps from Township Shopping Centre, with a variety of retail stores, dining options, and everyday conveniences. Legacy features a stunning 300-acre protected environmental reserve in Pine Creek Valley, offering a peaceful retreat with scenic pathways and green spaces. Move-in ready and located in one of Calgary's most sought-after communities, schedule your private showing today!