



**GRASSROOTS**  
REALTY GROUP

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3202, 215 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2295018



**\$279,999**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Legacy                             |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 627 sq.ft.                         | Age:   | 2017 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Titled, Underground                |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                   |            |        |
|-------------|---------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                         | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                 | Sewer:     | -      |
| Roof:       | -                                                 | Condo Fee: | \$ 394 |
| Basement:   | -                                                 | LLD:       | -      |
| Exterior:   | Wood Frame                                        | Zoning:    | M-X2   |
| Foundation: | -                                                 | Utilities: | -      |
| Features:   | Breakfast Bar, Quartz Counters, Walk-In Closet(s) |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this beautifully upgraded end-unit 2-bedroom, 2-bathroom condo in the highly sought-after community of Legacy, an ideal opportunity for first-time buyers, investors, or those looking to downsize without compromising on quality. This thoughtfully designed unit features modern finishes throughout, including durable vinyl plank flooring, elegant quartz countertops, and a functional kitchen island perfect for everyday living and entertaining. As an end unit, enjoy added privacy, extra natural light, and a more open feel. The layout offers a bright and inviting atmosphere, while the well-separated bedrooms provide excellent functionality. A rare and valuable feature, this home includes two titled parking stalls, one secure underground space and one conveniently located just steps from the building entrance. Legacy is a vibrant, master-planned community known for its scenic walking paths, tranquil ponds, and extensive green spaces. Residents enjoy quick access to shopping, restaurants, schools, and major roadways, making commuting and daily errands effortless. With its strong sense of community and continued growth, Legacy remains one of Calgary's most desirable southeast neighbourhoods. Don't miss your chance to own in this exceptional community!