



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1205, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2314790



\$250,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Experience exceptional value in this immaculate 2-bedroom, 2-bathroom condo offering comfort, convenience, and style in the sought-after community of Legacy. This move-in ready 2nd floor unit features a bright and functional layout with 9-foot ceilings and large west-facing windows that fill the space with natural light. The modern kitchen is complete with granite countertops, stainless steel appliances, and fresh paint throughout. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom is ideal for guests, a roommate, or a home office setup. Enjoy sunny west-facing exposure from your private patio with a built-in BBQ gas line — perfect for relaxing or entertaining. Additional highlights include titled underground parking, a separate storage locker, newer washer and dryer, updated flooring, and condo fees that include heat and water. This pet-friendly, well-managed complex features durable brick and Hardie board construction and is conveniently located directly across from a children's playground. With easy access to schools, shopping, restaurants, Stoney Trail, scenic walking paths, and Legacy's stunning 300-acre environmental reserve, this home offers the perfect balance of lifestyle and value. Book your private showing today and explore the 3D tour before it's gone!