



GRASSROOTS
REALTY GROUP

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2320, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2315557



\$300,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	938 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	None	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions:	N/A
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Some condos make you compromise. This one doesn't. At 938 sq ft, this 2-bedroom, 2-bathroom third floor unit in the sought-after community of Legacy delivers the kind of space, finish, and functionality that usually costs more. Sleek dark flooring flows through the open-concept living area, anchored by a kitchen that actually works — walnut-tone cabinetry to the ceiling, quartz countertops, mosaic tile backsplash, stainless steel appliances, and an island with seating. The living room is generous, bright, and opens directly onto a private balcony with a gas line — your summer evenings just got better. The primary bedroom fits a king, features a walk-in closet, and connects to a private 4-piece ensuite. The second bedroom is a real room — not a glorified closet — adjacent to a 4-piece bath. In-suite stacked laundry, titled underground parking, and a large shared green space round out the package. Legacy has the infrastructure that newer communities promise but rarely deliver this fast: shops, restaurants, pathways, and pond — all walkable. This is the one.