



GRASSROOTS
REALTY GROUP

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4308, 215 Legacy Boulevard SE
Calgary, Alberta

MLS # A2322485



\$285,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo offering the perfect blend of modern style and functional living in the award-winning southeast community of Legacy. Spanning a thoughtfully executed layout, this home is ideal for roommates, couples, or small families seeking both privacy and a vibrant shared space. Step inside to a bright, open-concept central living and dining area, accented by durable, contemporary vinyl flooring that flows seamlessly throughout the common spaces. The chef-ready kitchen is a standout feature, boasting elegant quartz countertops paired with rich, dark cabinetry, an abundance of cabinet storage, a dedicated pantry conveniently located next to the refrigerator, and a sleek, modern stainless steel appliance package. Privacy is maximized by a clever floor plan positioning the common areas in the center, with a bedroom and bathroom on either side. The primary suite features cozy carpet, a massive walk-in closet, and a private, full ensuite bathroom with tile flooring. On the opposite side, the second bedroom also features comfortable carpet and boasts direct, cheater-suite access to the second full tile bathroom, which also opens to the main living space for guests. This unit is packed with practical features, including full in-suite laundry, plenty of extra storage solutions throughout, a private covered balcony perfect for year-round enjoyment, and a titled parking stall. Legacy boasts incredible amenities and natural beauty. Enjoy over 15 km of scenic walking paths, a 300-acre environmental reserve, manicured green spaces, and community gardens right outside your door. Everyday essentials are just minutes away at the Township Shopping Centre, featuring Sobeys, Winners, PetSmart, and a great mix of fitness studios and dining spots. You are also just a short drive from the extensive retail hubs in nearby

Shawnessy and Walden, the pristine trails of Fish Creek Provincial Park, nearby golf courses, and the South Health Campus hospital. With fast access to Macleod Trail and Stoney Trail, commuting around Calgary is effortless.