



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3417, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2332858



\$339,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: Furniture may be included in the sale, and the price is negotiable.

Welcome to this beautifully maintained top-floor corner unit in the award-winning community of Legacy! Offering 2 bedrooms, 2 bathrooms, two titled parking stalls, and a separate storage locker, this bright and spacious condo delivers the perfect combination of comfort, convenience, and value. With southeast exposure, this home is filled with natural light throughout the day. The open-concept layout features durable luxury vinyl plank flooring in the main living areas, creating a warm and inviting space that's ideal for both everyday living and entertaining. The modern kitchen is equipped with granite countertops, stainless steel appliances, a subway tile backsplash, and a large island with seating, providing plenty of prep space, storage, and room to gather with family and friends. The kitchen flows seamlessly into the living and dining areas, making the space feel open and connected. The spacious primary bedroom includes a private 3-piece ensuite, while the second bedroom is conveniently located beside the full 4-piece bathroom, making this layout ideal for families, guests, roommates, or a home office. In-suite laundry adds everyday convenience. Step outside onto your private balcony and enjoy your own outdoor retreat—the perfect place to relax with your morning coffee or unwind after a long day. Located just steps from a beautiful pond, scenic walking paths, playgrounds, and green space, you'll also be within a short walk of Township Shopping Centre, offering grocery stores, cafés, restaurants, fitness facilities, and everyday amenities. Legacy is one of Calgary's most desirable communities, known for its extensive pathway network, parks, excellent schools, and easy access to Macleod Trail and Stoney Trail. Whether you're a first-time buyer, downsizing, or looking for a fantastic investment property, this move-in-ready

condo checks all the boxes. Book your private showing today!