



GRASSROOTS
REALTY GROUP

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6409, 151 Legacy Main Street SE
Calgary, Alberta

MLS # A2335106



\$349,000

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Asphalt, Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

TOP FLOOR CORNER UNIT | 944 SQ. FT. OF BUILDER-REPORTED LIVING SPACE | 2 BEDROOMS | 2 BATHROOMS | AIR CONDITIONING. Located in Legacy, this well-maintained condo stands out with additional windows, abundant natural light, no neighbours above, and unobstructed views from the balcony. The open-concept kitchen features quartz countertops, stainless steel appliances, full-height cabinetry, a subway tile backsplash, and a large island with seating. It flows naturally into the dining and living areas, creating a comfortable and functional space for everyday living. The primary bedroom includes a walk-through closet and a 3-piece ensuite. The second bedroom is located next to the full main bathroom, providing a practical setup for guests, family, roommates, or a home office. Additional features include in-suite laundry and air conditioning. Conveniently located near Legacy's walking paths, parks, playgrounds, schools, shopping, and restaurants, with quick access to Macleod Trail and Stoney Trail. A strong option for first-time buyers, downsizers, or investors.