



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8218, 151 Legacy Main Street SE
Calgary, Alberta

MLS # A2344874



\$369,990

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

CORNER UNIT | UNDERGROUND PARKING Welcome to a home where modern luxury meets everyday comfort in a truly unbeatable location. This exceptional 2 bedroom, 2 bathroom corner unit is bathed in natural light, offering a bright and airy atmosphere from the moment you step inside. Designed for both entertainment and peaceful living, the open concept layout is enhanced by top tier builder upgrades. The chef-inspired kitchen is a masterpiece, featuring sleek quartz countertops, a central island for prep, and upgraded stainless steel appliances. It flows seamlessly into the living area, where expansive south facing patio doors open to a sun-drenched balcony your private oasis for morning coffee or evening relaxation. The thoughtful floorplan ensures privacy, with bedrooms strategically separated. The primary suite is a true retreat, boasting an upgraded built in walk through closet that leads to a spa like 3 piece ensuite with quartz counters and a walk in shower. The second bedroom is generously sized and versatile. Added conveniences include in-suite laundry, a storage locker, and a titled underground parking stall steps from the elevator. Enjoy the ultimate in convenience with the Township Shopping Centre just a short stroll away. This move in ready home perfectly blends style, function, and location and is waiting for you to call it HOME!