

**1417, 215 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2238197**



# \$309,900

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	595 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Legacy! This top floor condo unit is spacious, comfortable, and offers amazing features! Walking into this unit you will notice how vibrant and spacious it feels! This condo unit features quartz countertops throughout, underground parking, 2 bedrooms, a 4 piece bathroom, new paint, and new flooring! The kitchen features an eating bar, black appliances and a view of the patio! Off of the kitchen is a spacious living room featuring easy access to and from your patio via sliding glass doors that provide ample sunlight! This top floor unit has a view off of the balcony styled patio which is perfect for summer! Enjoy your heated underground parking that is perfect for those cold winter days! Complete with a storage unit and walking distance from an abundance of amenities Legacy is truly a community you do not want to miss out on! Book your showing today!