

**2305, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2256362

\$199,000



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	412 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Common, Enclosed, Heated Garage, Insulated, On Street, Parkade, Single G		
Lot Size:	-		
Lot Feat:	Level, Street Lighting, Treed, Yard Lights		

Heating:	Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 267
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	Cable, DSL, Electricity Connected, Electricity Paid For
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Everything you need with a great price and location. This is the perfect affordable comfortable home. It's ideal for 1 person or a couple. It is a cat and dog friendly 1 level condo with an indoor heated parking space. A kitchen with granite countertop, undermount double stainless steel sink, dishwasher, new fridge (2025), vented microwave/hood-fan, an in-suite washer and dryer, a nice 4 piece bathroom, a living room with adjacent balcony and gas-line for BBQ. The building has elevator access and the unit has wide doorways for good accessibility. The good size balcony with sliding door faces North, so it's never too hot or cold. it is extra private because it doesn't face another building. This upper floor unit is away from foot traffic for privacy and security. The complex is nicely located in a quiet residential location. Easy to view. Call today!