

**3204, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2156971



\$334,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	771 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

This beautiful west facing 2-bedroom, 771 square foot condo is located on the 2nd level of the pet-friendly building of Legacy Gate! The spectacular condo features 9 foot ceilings, luxury laminate flooring in the kitchen and main living area, an open floor plan with 2 large bedrooms, 2 full bathrooms, living room and space enough for a dining room table. The primary bedroom leads into a walk-through closet and a 4-piece ensuite bathroom. The secondary bedroom can serve as both a bedroom or as a flex space/game room as shown in photos with double closets for extra storage! The modern gourmet kitchen has a large pantry, kitchen island, granite countertops and contemporary gray cabinets. There is also plenty of storage space, convenient in-suite laundry and off the living room is an oversized balcony. The unit includes your own titled surface parking stall and an assigned storage locker and the low condo fees includes all of your utilities other than electricity! Located in Legacy Park, this home is conveniently located close to everything you need including shopping, restaurants, medical, schools and parks!