

3206, 215 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2223869



\$244,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-

**Features:** Built-in Features, Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

**Inclusions:** Built-in wall media unit

**Highlights:** \*\*AIR CONDITIONING!\*UNDERGROUND PARKING\*HEAT & WATER INCLUDED!\*QUARTZ COUNTERS\*BBQ HOOKUP\*\* Here's your chance to own a sleek and sunlit unit in one of Calgary's most celebrated neighbourhoods, Legacy. Set in a prime location, this residence places you just moments away from Township &mdash; a fast-developing retail hub filled with popular stores, services, and dining venues. Inside, the layout is smartly designed for both comfort and functionality. You'll find a dedicated laundry area with extra room for storage, a spacious bathroom outfitted with modern finishes including quartz surfaces, contemporary tiling, and a walk-in glass shower. The bedroom is well-proportioned and features dual sliding doors, two side-by-side closets, and an ideal nook for a work station or vanity. The main living space is warm and welcoming with a custom-built feature wall perfect for media or display. The adjacent kitchen is a true standout with its mix of upper and lower cabinetry finishes, stainless steel appliances, and durable quartz counters. Step outside to enjoy the west-facing balcony, already equipped with a gas line for your barbecue setup. This upscale apartment also includes air conditioning, a titled heated underground parking space, and a separate secured storage locker. Easy routes to both MacLeod Trail and Stoney Trail make commuting or exploring the city a breeze.