

**3104, 215 Legacy Boulevard SE**  
**Calgary, Alberta**
**MLS # A2228779**

**\$334,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** None

Welcome to this stunning west-facing condo offering 770 square feet of thoughtfully designed living space. Located on the main level of a pet-friendly building, this 2-bedroom home features impressive 9-foot ceilings and an open floor plan that maximizes both space and natural light. The interior showcases a contemporary layout with two full bathrooms, including a 3-piece ensuite attached to the primary bedroom. The inviting living room flows seamlessly into a dining area, perfect for entertaining guests or enjoying supper. Step outside through the living room to access your private ground-level patio, which provides a convenient exterior entrance. The kitchen stands as a true highlight with its extended island, elegant granite countertops, and custom walnut cabinetry. A pantry offers additional storage for all your culinary needs. Throughout the home, you'll appreciate the practical storage solutions and the convenience of in-suite laundry. Notable upgrades include central air conditioning, luxury vinyl plank tile flooring in the main living areas, and a sophisticated walk-in shower in the ensuite. The low condo fees cover most utilities except electricity—even your heating is included! This package comes complete with a titled underground parking stall in a heated parkade and an assigned storage locker. Located in desirable Legacy Park, you'll enjoy proximity to shopping centers, schools, and beautiful parks. This turnkey property offers both style and convenience in one of Calgary's sought-after communities.