

**7101, 151 Legacy Main Street SE**  
**Calgary, Alberta**
**MLS # A2258087**

**\$339,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 836 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Tandem, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                    |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                    | <b>Condo Fee:</b> | \$ 410 |
| <b>Basement:</b>   | -                                                                                                                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board, Wood Frame                                                                                              | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                                                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to your new home in the award-winning community of Legacy! This beautiful 2 bedroom, 2 bathroom condo offers over 835 sq. ft. of stylish living space with thoughtful upgrades and modern finishes throughout. Inside, you'll appreciate the 9-foot ceilings, air conditioning, and brand-new luxury vinyl plank flooring in the kitchen, dining, and living areas. The chef-inspired customized kitchen features a large island, quartz countertops, undermount sink, premium stainless steel appliances, new lighting, and abundance of storage &mdash; perfect for everyday living and entertaining. The spacious primary bedroom has a custom walk-through closet with built-in cabinetry and a private ensuite complete with quartz counters, double vanity, and a sleek glass door shower. A generously sized second bedroom with a walk-in closet provides ideal space for family, guests, or a home office. There is also a custom dedicated study nook perfect for working at home. Relax in the bright and open living room, with patio doors to a covered outdoor space, equipped with a BBQ gas line for year-round enjoyment. Additional conveniences include in-suite laundry, very close to the mailboxes and elevator, plus a titled tandem underground parking stall that easily fits two vehicles, along with a large private storage locker. The vibrant community of Legacy is one of Calgary's most desirable, offering 300 acres of environmental reserve, 12 playgrounds, and extensive walking paths. You'll love the easy access to shopping at Legacy Township, local restaurants, grocery stores, and daily amenities just steps away. A small family will appreciate top-rated schools including All Saints High School and the brand new Living Spirit K-9 School, opening in 2026. This property combines comfort, style, and convenience in a thriving community &mdash; an incredible opportunity for

first-time buyers, downsizers, or investors alike.