

\$339,900 - 1209, 215 Legacy Boulevard Se, Calgary

MLS® #A2086700

\$339,900

2 Bedroom, 2.00 Bathroom, 877 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to Building 1000 at Legacy Park.

This apartment is just across the street from a super cool playground, surrounded by over 15 km of walking trails and biking paths along the beautiful ponds that Legacy has to offer. Plus, youâ€™ve got the Township Shopping Centre for all your groceries, shops and dining all a short walk away. Upon entering the building youâ€™ll find double security doors, a buzzer system and the elevator to your right. Straight ahead you have your mailbox #1209 â€¦ Head upstairs to the 2nd floor where youâ€™ll find a bright modern hallway, and down the hall and around the corner is your EXTRA LARGE CORNER UNIT. As you step inside, youâ€™ll appreciate how spacious your entrance foyer is. Your options for furniture are endless here - you could have a bench, console table with a large mirror, or even set up your work-from-home station here, plus you have a front hall closet straight ahead. As you continue, youâ€™ll find another door with access to your in-suite stacked washer/dryer that's in between the two bedrooms for extra convenience. You have 9-FOOT CEILINGS making it feel EXTRA BIG IN HERE and take a look at your amazingly UPGRADED KITCHEN! Featuring 2-toned MODERN CABINETRY, STAINLESS STEEL APPLIANCES, an upgraded FRIDGE WITH A WATERLINE, a window over your sink, GRANITE COUNTERTOPS, a large square ISLAND and a SIDE PANTRY CLOSET. This kitchen is modern, functional and has TONS



OF STORAGE! The living room is large and centred around your CORNER GAS FIREPLACE, with sliding doors onto your large north-facing BALCONY with a GAS BBQ HOOKUP. I hope the virtual staging gives you some inspo! Next, we enter into the Primary Bedroom which is big enough to fit a queen bed with nightstands and a dresser, and you have a super nice upgrade in both closets, which are these CLOSET SYSTEMS - these are often the things that people are running to IKEA for and here you don't have to worry about a thing! This walkthrough closet leads into your ENSUITE BATHROOM with granite countertops and a deep soaker tub. Across the hall, you have your guest or 2nd bathroom beside your 2nd bedroom, which is also a great size and features another well-thought-out closet system and a nice BRIGHT WINDOW. Some other notable features about this building are that you have TITLED HEATED UNDERGROUND PARKING #A28, a secured STORAGE LOCKER #26, plenty of VISITOR PARKING out front, and Legacy Park is a PET-FRIENDLY complex with no size/ breed restrictions, you have a convenient bus stop out front that takes you to the closest train station 10 mins away, close to All Saint High School and you've got easy access to McLeod Trail, Deerfoot and Stoney Trail. - What are you waiting for? Come see it for yourself & DON'T FORGET TO WATCH THE VIDEO!

Built in 2017

Essential Information

MLS® #	A2086700
Price	\$339,900
Sold Price	\$355,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	877
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1209, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3Z4

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking
Utilities	Electricity Not Paid For
Parking Spaces	1
Parking	Enclosed, Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Underground
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Combination, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Glass Doors, Living Room, Mantle

# of Stories	4
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Cleared, Corner Lot, Low Maintenance Landscape, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 1st, 2023
Days on Market	15
Zoning	M-X2
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.