

# **\$354,900 - 1117, 215 Legacy Boulevard Se, Calgary**

MLS® #A2112238

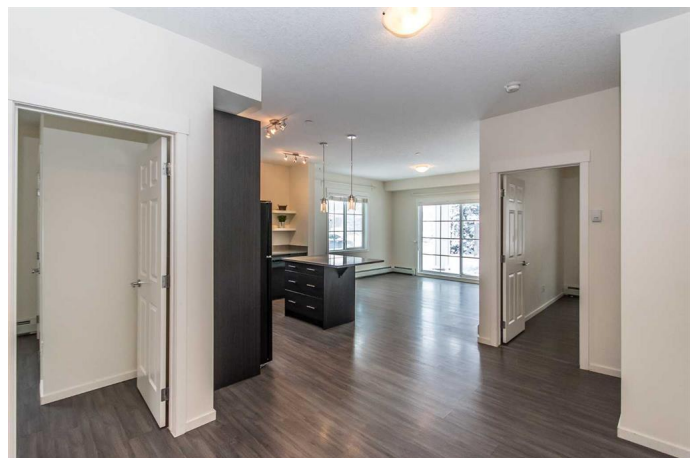
**\$354,900**

2 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stunning main level corner unit apartment located in the vibrant community of Legacy. Built in 2016, this meticulously crafted residence offers 2 bedrooms, 2 full bathrooms, and spans across a generous 933 square feet. As you step inside, you'll be greeted by an abundance of natural light flowing through the many windows & South facing patio, complete with a convenient gas line for your barbecue. The 9 foot ceilings create an airy ambiance, while the gas fireplace in the comfortable living area adds warmth and charm to the space. The kitchen is a chef's delight, boasting a sleek black appliance package, quartz countertops, ample cabinetry, a center island with breakfast bar, and elegant pendant lighting. The newer laminate flooring adds a touch of modernity and durability, while the open concept layout seamlessly connects the kitchen, dining, and living areas, perfect for entertaining guests or simply relaxing in style. The primary bedroom offers a tranquil retreat with its spacious layout, walk-through closet, and a luxurious 4-piece ensuite bath adorned with quartz countertops. The second bedroom is equally inviting, with easy access to the second full bathroom, also featuring quartz countertops and tile flooring. Additional highlights include in-suite laundry, underground titled parking, and assigned storage, providing convenience and peace of mind. This property caters to a diverse range of buyers, from seniors seeking comfort and accessibility, investors looking for



a lucrative opportunity, to professionals and first-time buyers eager to establish roots in this thriving community. Within the Legacy community, residents enjoy a plethora of amenities including parks, playgrounds, walking paths, schools and nearby shopping and dining options. With its desirable location and exceptional features, this apartment offers a lifestyle of unparalleled comfort and convenience. Don't miss out on the opportunity to make this your new home. Schedule your viewing today!

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2112238      |
| Price          | \$354,900     |
| Sold Price     | \$363,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 933           |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1117, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z4                       |

**Amenities**

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Secured Parking, Snow Removal, Trash, Visitor Parking |
|-----------|-------------------------------------------------------|

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

## Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                            |
| Heating           | Baseboard                                                                                                                       |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                        |
| # of Stories      | 4                                                                                                                               |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 7th, 2024  |
| Date Sold      | March 13th, 2024 |
| Days on Market | 6                |
| Zoning         | M-X2             |
| HOA Fees       | 36.00            |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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.