

\$309,900 - 1317, 215 Legacy Boulevard Se, Calgary

MLS® #A2137213

\$309,900

2 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

DREAM CONDO nestled in the heart of Legacy Park! This IMMACULATE 2 Bedroom condo is the epitome of comfort and style. With premier upgrades throughout and TITLED UNDERGROUND PARKING, convenience meets luxury in this MOVE-IN READY home. Enter an inviting open layout with 600 square feet of east-facing, naturally lit living space. You™ll be captivated by the airy ambiance and modern finishes including 9-foot ceilings, upgraded light fixtures and controls, and stylish vinyl hardwood flooring. The kitchen, set back from the foyer, is a chef™s delight featuring beautiful light cabinetry, granite countertops, and a peninsula island offering ample workspace and seating. The spacious living room flows onto an east facing private balcony, perfect for watching the sunrise, enjoying morning coffee, entertaining with a BBQ hookup, or unwinding with an evening cocktail while taking in park views. Both bedrooms are generously sized, with the primary suite boasting a large window for plenty of natural light, while the second bedroom/den offers versatility for guests, roommates, or a home office. In-suite laundry, titled underground heated parking, and assigned storage offer the perfect blend of convenience and organization. Outside your doorstep the vibrant community is well established with playgrounds, ponds, and walking trails just across the street, amenities such as grocery stores, restaurants, and schools all with-in walking distance, and close



to major routes like MacLeod Trail and Deerfoot for easy commuting. Whether you're a first-time buyer, downsizer, or savvy investor, this condo is ready to welcome you home! Book your showing NOW before it's gone!! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.

Built in 2016

Essential Information

MLS® #	A2137213
Price	\$309,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1317, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z4

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Countertop, Open Floorplan, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	4



Exterior

Exterior Features	Balcony
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 13th, 2024
Days on Market	12
Zoning	M-X2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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