

\$229,000 - 4306, 215 Legacy Boulevard Se, Calgary

MLS® #A2156457

\$229,000

1 Bedroom, 1.00 Bathroom, 466 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

EXPERIENCE a LUXURIOUS yet AFFORDABLE LIFESTYLE in this DESIGNER-STYLE 3rd-floor Condo, built by renowned builder Brad Remington. Ideally located in the BEAUTIFUL COMMUNITY of LEGACY, this 1-bedroom, 1-bathroom condo comes with " 1 TITLED UNDERGROUND PARKING SPOT ", ASSIGNED STORAGE, and LOW CONDO FEES. It's PERFECTLY SITUATED Across from a POND, WALKING PATH, PLAYGROUND, Public Transportation, and within WALKING DISTANCE to SCHOOLS and RETAIL SHOPS. This fully loaded unit will Truly IMPRESS YOU from the moment you walk in. It features an OPEN-CONCEPT KITCHEN, 9-FT KNOCKDOWN CEILINGS, GRANITE COUNTERTOPS, STAINLESS STEEL KITCHEN APPLIANCES, a FRONT-LOAD Washer and Dryer, a Tiled Entrance, and laminate flooring throughout. The spacious living and dining rooms are combined into one LARGE SPACE, where you can RELAX and UNWIND after a long day. The large sliding door leads to the North-facing balcony, which offers an AWESOME VIEW and is PERFECT for BBQs this summer. The unit INCLUDES in-unit ~~~ AIR CONDITIONING ~~~ for the warm summer months is a BiG BONUS, a BUILT-IN CLOSET ORGANIZER in the master bedroom, and convenient access to the South Health Campus, 4 golf courses, McLeod Trail, Stoney Trail, Deerfoot Trail, South Calgary Hospital, and Fish Creek Park. This is the



PERFECT PROPERTY YOU HAVE BEEN WAITING FOR, offering the lifestyle you deserve. CALL NOW and SCHEDULE your private SHOWING before it's gone !!!

Built in 2016

Essential Information

MLS® #	A2156457
Price	\$229,000
Sold Price	\$235,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	466
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4306, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z7

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parking Pad, Underground

Interior

Interior Features	Elevator, French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Playground, Private Yard, Storage
Lot Description	Landscaped, Other, Private
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	August 10th, 2024
Date Sold	September 8th, 2024
Days on Market	29
Zoning	M-X2
HOA Fees	37.35
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.