

\$239,900 - 3412, 215 Legacy Boulevard Se, Calgary

MLS® #A2157898

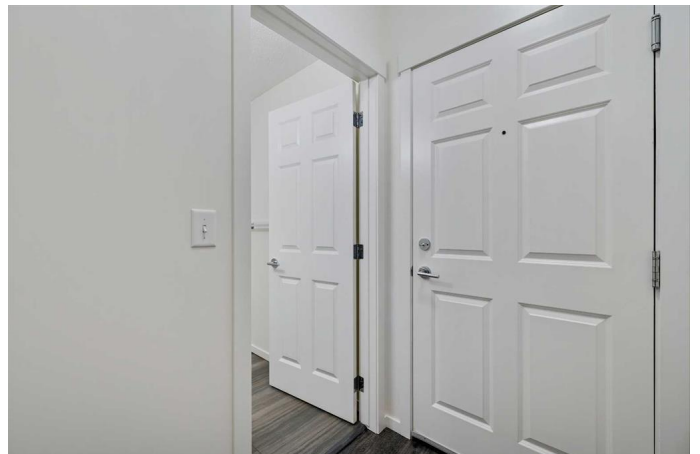
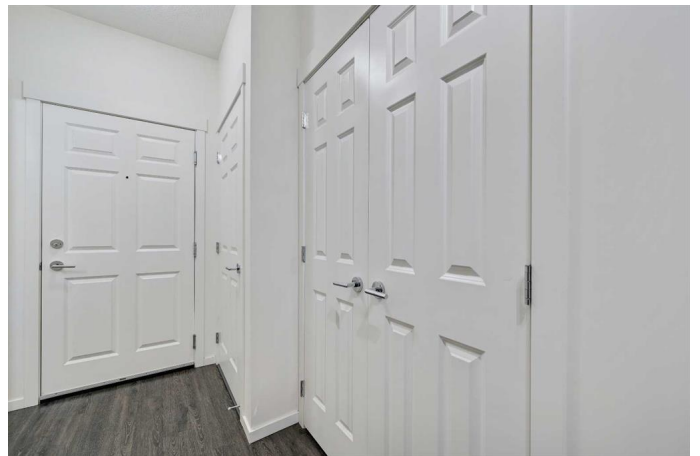
\$239,900

1 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

WELCOME to this IMMACULATE 515 Sq Ft Apartment on the 4th Floor (QUIET) that has 1 Bedroom, 1 Bathroom, a TITLED Parking Stall (right beside the front door of the building), + an Assigned STORAGE Locker, + LOW CONDO Fees in the Community of LEGACY!!! This CHARMING HOME in the WELL-MAINTAINED LEGACY PARK Building has 9'™ Knockdown Ceilings, Vinyl Plank Flooring, NEW PAINT in the Living/Dining/Bedroom/Foyer, + Soft Close Door/Drawers. It also makes a GREAT INVESTMENT opportunity. This OPEN CONCEPT Floorplan has a NEUTRAL Color Scheme throughout, BRAND NEW Roller Blinds, a HUGE Sliding Patio Door, + Windows allowing in NATURAL LIGHT. It has a 4 pc Bathroom incl/QUARTZ countertop, a Soaker Tub to RELAX in after a long day, + a Laundry Room incl/Stacked Front Load Washer-Dryer. The MODERN Light-Toned Cabinetry has STORAGE, Tiled Backsplash, QUARTZ Countertops, SS Appliances incl/a Built-In Dishwasher. The Dining area is perfect for those COZY conversations around the dinner table w/LOVED ones, + the Living Room is ideal for ENTERTAINING FAMILY, + FRIENDS. Put your feet up as you read a book or watch a movie. The Patio faces EAST making it TRANQUIL as you sip your morning coffee or tea to plan your day. ENJOY sitting out at the sunrise or watching the starry sky. It has a BBQ Gas Line for CONVENIENCE while cooking. The carpeted Primary Bedroom is a



SANCTUARY for REST. This is a Pet-Friendly Building w/Condo Approval, + it has the Legacy Orange Playground across the street. It is across from 2 Legacy Ponds, + a Walking Pathway that leads through Legacy incl/NATURE RESERVE that is 300 ACRES. WALKING DISTANCE to Schools, Public Transportation, Grocery Stores, Choice of Gyms, Shopping, Restaurants, incl/Township Shopping Centre. This VIBRANT Community has Programs, + Events for everyone. It is close to FISH CREEK Park, the South Health Campus, + 4 Golf Courses. It is EASY access to Stoney Trail, McLeod Trail, + Deerfoot Trail. Book your showing TODAY in this FRIENDLY Neighborhood!!!

Built in 2016

Essential Information

MLS® #	A2157898
Price	\$239,900
Sold Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3412, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 3Z6

Amenities

Amenities Elevator(s), Gazebo, Park, Parking, Playground, Recreation Facilities, Visitor Parking

Utilities Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected

Parking Spaces 1

Parking Outside, Stall, Titled

Interior

Interior Features High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Track Lighting

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling Rough-In

of Stories 4

Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Construction Brick, Composite Siding, Wood Frame

Additional Information

Date Listed September 6th, 2024

Date Sold September 17th, 2024

Days on Market 8

Zoning M-X2

HOA Fees 37.35

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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