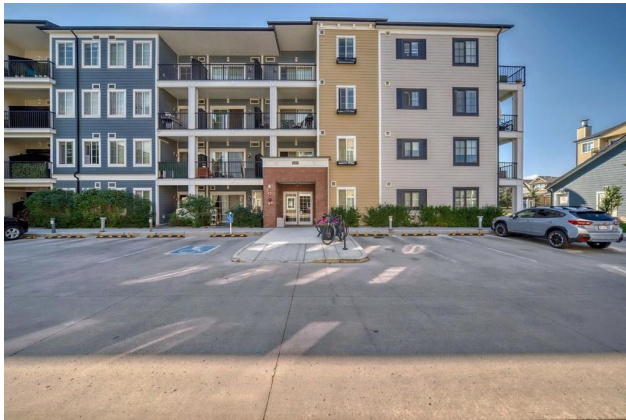


215 LEGACY Boulevard #2320, Calgary T2X 3Z6

MLS®#: **A2185793** Area: **Legacy** Listing Date: **01/06/25** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding**
 Heating: **Baseboard, Natural Gas** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 10`11"	Bedroom	Main	10`2" x 10`11"
4pc Ensuite bath	Main		4pc Bathroom	Main	
Living Room	Main	12`1" x 13`8"	Kitchen	Main	10`10" x 11`6"
Dining Room	Main	8`4" x 8`7"	Walk-In Closet	Main	3`3" x 6`5"
Laundry	Main	3`1" x 3`3"	Balcony	Main	6`8" x 11`0"
Entrance	Main	16`0" x 4`8"			

Legal/Tax/Financial

Condo Fee:
\$516

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-X2

Legal Desc: **1612802;217**

Remarks

Pub Rmks: **Welcome to your new home in the community of Legacy! This stunning 2 bedroom, 2 bathroom condominium unit modern and convenience . As you step inside through your hallway front entrance that makes this unit feel like a true home, you're greeted by an abundance of natural light, courtesy of being a corner unit. The kitchen is a owners dream with sleek granite countertops, an upgraded Samsung appliance package, and a convenient kitchen island perfect for meal prep or entertaining. The upgraded cabinets extend all the way to the ceiling, providing ample storage space. The open concept living and dining area , enhanced by luxurious vinyl plank flooring throughout, offering both durability and style. The bedrooms are adorned with cozy carpeting, providing comfort and warmth. This unit comes complete with in-suite laundry for added convenience. Additionally, you'll have peace of mind with a titled underground secured parking stall and an assigned storage locker, providing ample space for all your belongings. Located in the desirable community of Legacy, you'll enjoy easy access to schools, picturesque ponds, scenic walking paths, shopping destinations, and an array of restaurants. Commuting is a breeze with quick access to Macleod Trail and Deerfoot Trail, making this the perfect home for both convenience and lifestyle. Don't miss out on the opportunity to make this your new home sweet home! Schedule your viewing today and experience luxury condominium living .**

Inclusions: **NONE**
Property Listed By: **Melcom Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







