

# \$254,999 - 3107, 215 Legacy Boulevard Se, Calgary

MLS® #A2206393

**\$254,999**

1 Bedroom, 1.00 Bathroom, 531 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to Legacy Park, a sought-after complex in one of SE Calgary's most vibrant communities. This quiet well-maintained 1-bedroom + den, 1-bathroom condo offers over 500 sq. ft. of thoughtfully designed living space, complete with a titled underground parking stall for added convenience and security. Step inside to discover a bright, open-concept layout, where large windows flood the living area with natural light. The modern kitchen features sleek dark cabinetry, quartz countertops, stainless steel appliances, and a breakfast bar—perfect for casual dining or entertaining. Sliding doors lead to a spacious patio, ideal for summer BBQs or relaxing outdoors. The generously sized bedroom provides comfort and tranquility, while the versatile den offers the perfect space for a home office, reading nook, or extra storage. A full 4-piece bathroom and in-suite laundry add to the home's functionality. Situated in a prime location, this condo is just minutes from schools, shopping centers, restaurants, parks, and playgrounds. Enjoy seamless access to Stoney Trail and Macleod Trail, making commuting a breeze. Whether you're a first-time buyer, downsizer, or investor, this exceptional property is a fantastic opportunity. Schedule your private viewing today!

Built in 2016

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2206393          |
| Price          | \$254,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 531               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 3107, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z6                       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer     |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Construction      | Composite Siding, Wood Frame |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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