

# \$244,900 - 2321, 215 Legacy Boulevard Se, Calgary

MLS® #A2225261

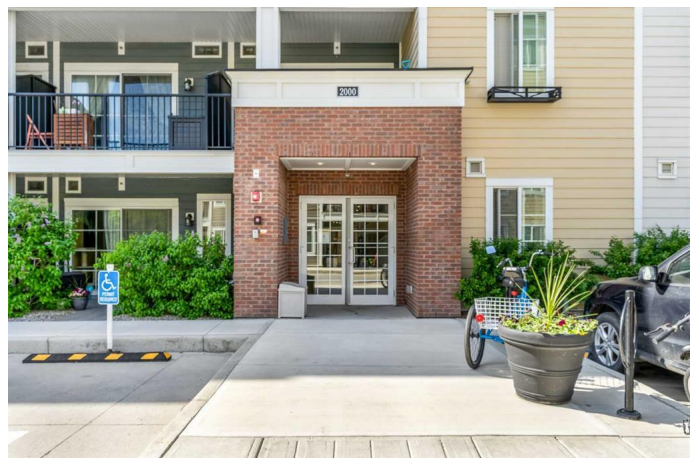
**\$244,900**

1 Bedroom, 1.00 Bathroom, 564 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stylish and well-appointed 1-bedroom, 1-bathroom condo in the heart of Legacy Park. Located on the third floor and west-facing, this unit offers peaceful views of a small green space and plenty of natural light throughout the day. Inside, you'll find a functional open-concept layout featuring luxury vinyl plank flooring, a modern front kitchen with dark brown cabinets, white quartz countertops, a striking black hexagon tile backsplash, stainless steel appliances, and bar-style cabinet pulls. The central dining area flows into a bright living room with two large windows and access to a private balcony—perfect for enjoying evening sunsets. The bedroom features cozy carpet and features a walk-through closet with custom built-in organizers leading to a stylish 4-piece bathroom with tile floors and a convenient cheater door to the main living space. Additional features include in-suite stacked laundry, a titled underground parking stall, and a separate storage cage located in a secure room. Condo fees of \$347/month cover everything except electricity, adding to the ease of low-maintenance living. This condo is ideally situated within walking distance of scenic ponds, parks, playgrounds, and Legacy's™ extensive path system. You're™ also just minutes from the Township Shopping Complex, offering a wide variety of amenities including restaurants, grocery stores, and the popular Sweet Rhapsody Bakery. Whether you're a first-time



buyer, investor, or looking to downsize, this move-in-ready unit combines comfort, convenience, and a fantastic location. Don't miss this opportunity—book your private showing today!

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225261          |
| Price          | \$244,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 564               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2321, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z5                       |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Underground                                                             |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,                                |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Baseboard                |
| Cooling      | None                     |
| # of Stories | 4                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | M-X2           |
| HOA Fees       | 36             |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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