

# \$350,000 - 3101, 215 Legacy Boulevard Se, Calgary

MLS® #A2198004

**\$350,000**

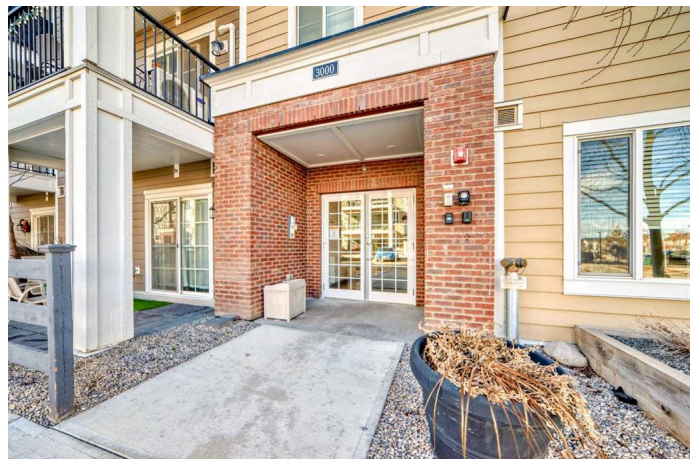
2 Bedroom, 2.00 Bathroom, 833 sqft  
Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to Unit 3101 - 215 Legacy Boulevard SW in the highly sought-after Legacy Park! This sunny 833 SQFT corner unit is one of the best layouts in the building, featuring 2 bedrooms, 2 bathrooms, and a large denâ€”perfect for a home office with its double pocket doors for privacy. Step inside to a bright, open-concept design with natural light flooding the space. The modern kitchen is the heart of the home, offering stainless steel appliances, granite countertops, ample cabinet space, a center island with an eating bar, and under-cabinet RGB LED lighting. The living area flows effortlessly to the west-facing covered patio, an ideal space to relax outdoors or for pet owners who will love the easy access to green space.

The primary bedroom features a spacious walk-in closet and a 4-piece ensuite, while the second bedroom is conveniently located near an additional full bathroom. Enjoy the ease of in-suite laundry, a TITLED underground parking spot, and a large storage unit for extra convenience. Located in the vibrant Legacy community, you'll have easy access to shopping, parks, walking paths, playgrounds, and a stunning 300-acre nature reserve. This move-in-ready condo offers unbeatable value in a fantastic location! Whether you're a first-time buyer, downsizer, or investor, this is the perfect place to call home. Call today to schedule your private showing!

Built in 2016



## Essential Information

MLS® #	A2198004
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	3101, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z6

## Amenities

Amenities	Elevator(s), Park, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Barbecue, Private Entrance
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Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	14
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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