

# \$249,900 - 3118, 215 Legacy Boulevard Se, Calgary

MLS® #A2233052

**\$249,900**

1 Bedroom, 1.00 Bathroom, 593 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Effortless Living in a Stylish, Like New Main Floor Condo! Discover the ease of main floor living in this beautifully upgraded condo that feels just like new! Step inside to find luxury vinyl plank flooring, elegant quartz countertops, stainless steel appliances, a stunning tiled backsplash, and a spacious center island perfect for entertaining or everyday living. Enjoy an open concept layout with ample space for a dining set and a generous living area that opens to your private patio, complete with a gas BBQ hookup ideal for summer evenings. The primary bedroom features a distressed sliding barn door that leads to a walk through closet and a convenient cheater 4 piece ensuite. Additional perks include in suite laundry, titled parking stall plus a separate assigned storage locker perfect for your golf clubs, skis, or extra gear. Located in the vibrant community of Legacy, you'll enjoy easy access to parks, schools, shops, dining, and scenic bike paths, all just steps from your door. Don't miss this opportunity come see for yourself today!

Built in 2017

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233052  |
| Price     | \$249,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 593               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3118, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z6                       |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | None                 |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance, Storage, Vinyl Windows                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric                                                                          |
| Cooling           | None                                                                                         |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
| Lot Description   | See Remarks      |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 7               |

|                |      |
|----------------|------|
| Zoning         | M-X2 |
| HOA Fees       | 36   |
| HOA Fees Freq. | ANN  |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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