

# \$264,900 - 2317, 215 Legacy Boulevard Se, Calgary

MLS® #A2236551

**\$264,900**

2 Bedroom, 2.00 Bathroom, 637 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Here is your chance to own a bright and spacious 2 bedroom, 2 full bathroom condo, with a titled u/g heated parking stall, in the sought-after community of Legacy. Highlights of this home include an open concept living space with a modern galley style kitchen, leaving ample space to add a dining table or island. Dark cabinets with sleek stainless steel appliances. White quartz counter-tops that carry into both bathrooms. Bright space with fresh paint in neutral colors. New luxury plank vinyl flooring. Patio doors out to your private West facing patio with a gas hook up for the BBQ. The master bedroom has a walk-through closet to access the 4 pc en-suite. Convenient in-suite front load laundry & storage, with additional storage space outside the unit. Within the community, 15 km's of paved walking paths guide you past serene ponds, bright playgrounds, community gardens and manicured green spaces. Close to many amenities including restaurants, shopping & transit. Great playground & park right across the street. Come check out what your new home has to offer!!



Built in 2017

## Essential Information

MLS® # A2236551

Price \$264,900

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 637               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2317, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z5                       |

### Amenities

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, See Remarks, Elevator                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |
| Basement          | None                                                                                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Roof              | Asphalt Shingle                               |
| Construction      | Brick, Metal Siding, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 73             |
| Zoning         | M-X2           |
| HOA Fees       | 36             |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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