

# \$249,900 - 3307, 215 Legacy Boulevard Se, Calgary

MLS® #A2223568

**\$249,900**

1 Bedroom, 1.00 Bathroom, 496 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this bright and beautifully maintained one-bedroom, one-bathroom condo located in the sought-after community of Legacy. Offering 496 square feet of thoughtfully designed living space, this home is perfect for first-time buyers, professionals, or investors alike. The open-concept layout features a stylish gourmet kitchen with quartz countertops, a large island perfect for entertaining, and stainless steel appliances. The unit features luxury vinyl plank flooring throughout. The west-facing patio allows for stunning sunset views and floods the unit with natural light throughout the day.

The spacious primary bedroom includes a generous walk-in closet, and the three-piece bathroom is complete with a modern walk-in shower. Additional features include convenient in-suite laundry, a titled underground parking stall located right outside the elevator, and an assigned storage locker for extra space. This unit is in excellent condition and showcases true pride of ownership from its original owner.

The well-managed building is clean, quiet, and ideally situated close to schools, shopping, parks, and over 15 km of scenic walking paths. With easy access to Macleod Trail and Stoney Trail, commuting is quick and convenient. Don't miss your opportunity to own a well-appointed home in one of Calgary's most desirable and thoughtfully planned communities—Legacy. Do not miss out on



this beautiful unit and book a showing today!

Built in 2017

### Essential Information

MLS® #	A2223568
Price	\$249,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	496
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3307, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z6

### Amenities

Amenities	Visitor Parking, Elevator(s)
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None

# of Stories                4

## Exterior

Exterior Features    Balcony, BBQ gas line, Barbecue

Construction        Brick, Concrete, Vinyl Siding, Wood Frame

## Additional Information

Date Listed            May 24th, 2025

Days on Market      14

Zoning                M-X2

HOA Fees             36

HOA Fees Freq.      ANN

## Listing Details

Listing Office        RE/MAX Landan Real Estate

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