

# \$225,000 - 2305, 215 Legacy Boulevard Se, Calgary

MLS® #A2256362

**\$225,000**

1 Bedroom, 1.00 Bathroom, 412 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

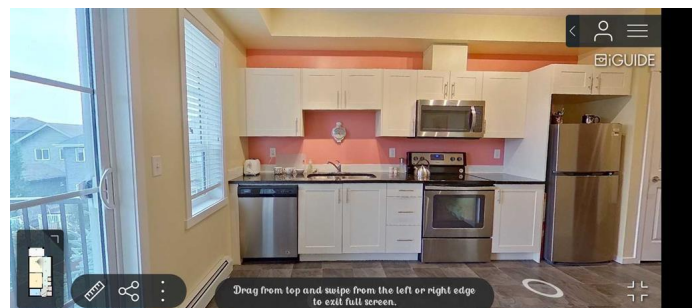
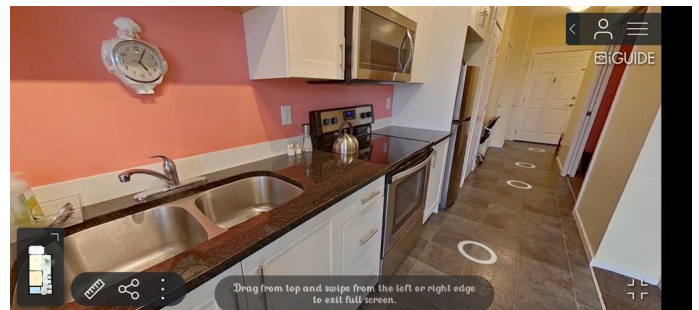
This is the perfect affordable comfortable home. It's ideal for 1 person or a couple and has everything you need and would want. A kitchen with granite countertop, undermount double stainless steel sink, dishwasher, new fridge 2025, vented microwave/hoodfan, an in-suite washer and dryer, a nice 4 piece bathroom, a living room with adjacent balcony and gas-line for BBQ and even an underground heated parking stall. The sliding balcony door faces North, so it's never too hot or cold. The complex is nicely located in a quiet residential location. This unit will not last!

Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256362          |
| Price          | \$225,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 412               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                               |
|-------------|-------------------------------|
| Address     | 2305, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z5                       |

### **Amenities**

|                |                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking                                                                                                                   |
| Utilities      | Electricity Paid For, Cable Available, DSL Available, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Available, Phone Paid For, Sewer Connected, Water Connected |
| Parking Spaces | 1                                                                                                                                                                                                                        |
| Parking        | Common, Enclosed, Heated Garage, Insulated, Parkade, Stall, Titled, Underground, On Street                                                                                                                               |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Natural Gas, Hot Water                                                          |
| Cooling           | None                                                                            |
| # of Stories      | 4                                                                               |
| Basement          | None                                                                            |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Level, Street Lighting, Treed, Yard Lights |
| Roof              | Flat                                       |
| Construction      | Brick, Composite Siding, Wood Frame        |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | M-X2                 |
| HOA Fees       | 35                   |
| HOA Fees Freq. | ANN                  |

**Listing Details**

Listing Office                      MaxWell Capital Realty

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