

# \$254,999 - 3107, 215 Legacy Boulevard Se, Calgary

MLS® #A2206393

**\$254,999**

1 Bedroom, 1.00 Bathroom, 531 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to Legacy Park, a sought-after complex in one of SE Calgary's most vibrant communities. This quiet well-maintained 1-bedroom + den, 1-bathroom condo offers over 500 sq. ft. of thoughtfully designed living space, complete with a titled underground parking stall for added convenience and security. Step inside to discover a bright, open-concept layout, where large windows flood the living area with natural light. The modern kitchen features sleek dark cabinetry, quartz countertops, stainless steel appliances, and a breakfast bar—perfect for casual dining or entertaining. Sliding doors lead to a spacious patio, ideal for summer BBQs or relaxing outdoors. The generously sized bedroom provides comfort and tranquility, while the versatile den offers the perfect space for a home office, reading nook, or extra storage. A full 4-piece bathroom and in-suite laundry add to the home's functionality. Situated in a prime location, this condo is just minutes from schools, shopping centers, restaurants, parks, and playgrounds. Enjoy seamless access to Stoney Trail and Macleod Trail, making commuting a breeze. Whether you're a first-time buyer, downsizer, or investor, this exceptional property is a fantastic opportunity. Schedule your private viewing today!

Built in 2016

## Essential Information



MLS® #	A2206393
Price	\$254,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	531
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3107, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z6

### **Amenities**

Amenities	Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Other
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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