

# \$325,000 - 3104, 215 Legacy Boulevard Se, Calgary

MLS® #A2228779

**\$325,000**

2 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stunning west-facing condo offering 770 square feet of thoughtfully designed living space. Located on the main level of a pet-friendly building, this 2-bedroom home features impressive 9-foot ceilings and an open floor plan that maximizes both space and natural light. The interior showcases a contemporary layout with two full bathrooms, including a 3-piece ensuite attached to the primary bedroom. The inviting living room flows seamlessly into a dining area, perfect for entertaining guests or enjoying supper. Step outside through the living room to access your private ground-level patio, which provides a convenient exterior entrance. The kitchen stands as a true highlight with its extended island, elegant granite countertops, and custom walnut cabinetry. A pantry offers additional storage for all your culinary needs. Throughout the home, you'll appreciate the practical storage solutions and the convenience of in-suite laundry. Notable upgrades include central air conditioning, luxury vinyl plank tile flooring in the main living areas, and a sophisticated walk-in shower in the ensuite. The low condo fees cover most utilities except electricity— even your heating is included! This package comes complete with a titled underground parking stall in a heated parkade and an assigned storage locker. Located in desirable Legacy Park, you'll enjoy proximity to shopping centers, schools, and beautiful parks. This turnkey property offers both style and convenience in



one of Calgary's sought-after communities.

Built in 2016

### Essential Information

MLS® #	A2228779
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3104, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3Z6

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Storage
Parking Spaces	1
Parking	Titled, Underground, Parkade

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, No Animal Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Baseboard
Cooling	Central Air
# of Stories	4

**Exterior**

Exterior Features	BBQ gas line, Barbecue
Construction	Wood Frame

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	98
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.