

# \$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	35
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.