

# \$369,900 - 3415, 215 Legacy Boulevard Se, Calgary

MLS® #A2219018

**\$369,900**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

STOP THE SEARCH â€“ THIS IS THE BEST CONDO IN LEGACY. NO FAKE â€œ2 BEDROOMâ€• CLAIMS HERE â€“ THIS IS A TRUE 2 BEDROOM + DEN UNIT, BOTH BEDROOMS HAVE PROPER WINDOWS â€“ EXACTLY WHAT YOUâ€™VE BEEN LOOKING FOR. TOP FLOOR.

SUN-DRENCHED. FULLY UPGRADED. From the moment you walk in, youâ€™ll see why this unit crushes the competition. Featuring luxury vinyl plank flooring, quartz countertops throughout, custom blinds, upgraded faucets, air conditioning, and a newer dishwasher â€“ every inch of this condo was built to impress. The modern kitchen and oversized quartz island flow into a bright open living space. Step out onto your private balcony with gas BBQ hookup and soak in the sunrise. The primary bedroom has a walkthrough closet and a sleek double-sink ensuite. The second bedroom is full-sized with a real window â€“ not shoved into a corner like so many others. Plus thereâ€™s a den for your home office or flex space. Titled heated underground parking, a secure storage locker, and in-suite laundry add real-world functionality. WALKING DISTANCE to Township Mall, All Saints High School, transit, playgrounds, and pathways. Quick access to major roads. ZERO compromises. IF YOUâ€™RE SICK OF SEEING OVERHYPED LISTINGS THAT DISAPPOINT IN PERSON â€“ THIS IS THE ONE THAT DELIVERS.



Built in 2017

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219018          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 801               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3415, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z6                       |

## Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Titled, Underground                                                                                               |

## Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings                                                       |
| Heating           | Baseboard, Natural Gas                                                                                                                                                                              |
| Cooling           | Wall Unit(s)                                                                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                                                                   |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Barbecue, Lighting         |
| Construction      | Brick, Composite Siding, Wood Frame |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | M-X2          |
| HOA Fees       | 36            |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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