

**2305, 215 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2256362

\$230,000



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	412 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Common, Enclosed, Heated Garage, Insulated, On Street, Parkade, Stall, Title		
Lot Size:	-		
Lot Feat:	Level, Street Lighting, Treed, Yard Lights		

Heating:	Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Flat	Condo Fee:	\$ 267
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	Cable, DSL, Electricity Connected, Electricity Paid For
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

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!