

# \$350,000 - 3415, 215 Legacy Boulevard Se, Calgary

MLS® #A2236958

## \$350,000

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® #	A2236958
Price	\$350,000
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, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

**Exterior**

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

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

**Listing Details**

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

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.