

# \$299,900 - 3101, 215 Legacy Boulevard Se, Calgary

MLS® #A2198004

**\$299,900**

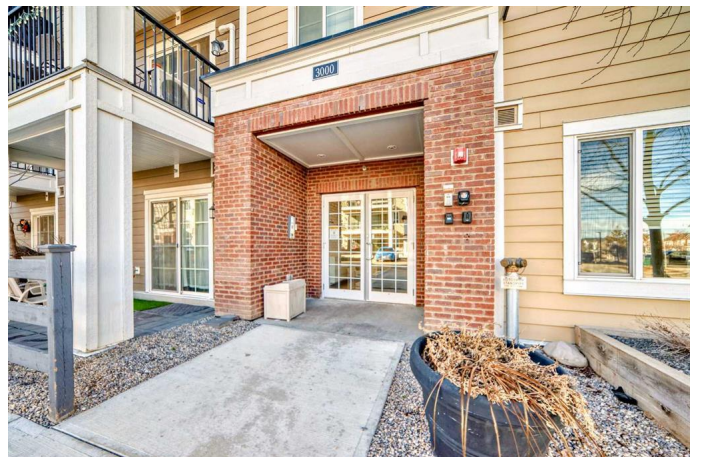
2 Bedroom, 2.00 Bathroom, 833 sqft  
Residential on 0.00 Acres

Legacy, Calgary, Alberta

**FORECLOSURE OPPORTUNITY!!! 50k PRICE REDUCED! ATTENTION Renters, First Time Buyers AND INVESTORS! This pre-foreclosure means the seller MUST sellâ€”creating a rare opportunity to scoop up a 2-bed (+ DEN ), 2-bath Legacy condo BELOW market value!**

Welcome to Unit 3101 - 215 Legacy Boulevard SW in the highly sought-after Legacy Park! This sunny 833 SQFT corner unit is one of the best layouts in the building, featuring 2 bedrooms, 2 bathrooms, and a large denâ€”perfect for a home office with its double pocket doors for privacy. Step inside to a bright, open-concept design with natural light flooding the space. The modern kitchen is the heart of the home, offering stainless steel appliances, granite countertops, ample cabinet space, a center island with an eating bar, and under-cabinet RGB LED lighting. The living area flows effortlessly to the west-facing covered patio, an ideal space to relax outdoors or for pet owners who will love the easy access to green space.

The primary bedroom features a spacious walk-in closet and a 4-piece ensuite, while the second bedroom is conveniently located near an additional full bathroom. Enjoy the ease of in-suite laundry, a TITLED underground parking spot, and a large storage unit for extra convenience. Located in the vibrant Legacy community, you'll have easy access to shopping, parks, walking paths, playgrounds,



and a stunning 300-acre nature reserve.

This move-in-ready condo offers unbeatable value in a fantastic location! Whether you're a first-time buyer, downsizer, or investor, this is the perfect place to call home. HURRY!!! OPPORTUNITIES LIKE THIS DON'T COME OUT THAT OFTEN! Call today to schedule your private showing! Best CONDO value and price/sqft in the area! ACT FAST!

Built in 2016

### Essential Information

MLS® #	A2198004
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3101, 215 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z6

### Amenities

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Storage, Visitor Parking, Park
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance, Barbecue
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding

## Additional Information

Date Listed	February 28th, 2025
Days on Market	39
Zoning	M-X2
HOA Fees	36
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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