

# \$295,000 - 2304, 215 Legacy Boulevard Se, Calgary

MLS® #A2246510

## \$295,000

2 Bedroom, 2.00 Bathroom, 769 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

\*\*\*OPEN HOUSES Aug. 23rd, Saturday from 2pm to 4pm\*\*\* Discover INCREDIBLE VALUE and EVERYDAY CONVENIENCE in the vibrant community of Legacy. This thoughtfully designed and impeccably maintained 2 BEDROOM + DEN, 2 BATH condo is ideally located within walking distance to Township Shopping Centre, local schools, parks, and scenic pathways making it a perfect fit for professionals, small families, or downsizers. The open concept layout is enhanced by 9 foot ceilings and large windows that flood the space with natural light. The kitchen stands out with modern stainless steel appliances, quartz countertops, sleek cabinetry, and room for a full dining setup. The spacious living room flows seamlessly onto a South facing balcony, ideal for relaxing or entertaining. The primary suite features a walk-through closet and a private 4 piece ensuite complete with quartz counters and dual vanity sinks. The second bedroom includes a window for added brightness, and there's a second full bathroom for guests or shared living. A VERSATILE DEN offers the perfect work-from-home setup or quiet reading nook. Additional features include built in air conditioning for warm summer days, in-suite laundry with extra storage space, titled underground heated parking, and a secured storage locker for added convenience. All Saints High School is nearby, and a new K-9 school is set to open in 2026, adding long term appeal for growing families.



Donâ€™t forget to check out the virtual tour and book your private showing today. This one is not to be missed.

Built in 2018

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246510          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 2304, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z5                       |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                                  |
| Cooling           | Wall Unit(s)                                                                                                               |

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Mixed, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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