

**6214, 151 Legacy Main Street SE  
Calgary, Alberta**

**MLS # A2207177**



**\$304,900**

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                              |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                  |
| <b>Size:</b>     | 657 sq.ft.                          | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | -                                   |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 324 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Wood Frame, Wood Siding   | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bidet, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** N/A

Welcome to Legacy, one of Calgary's highly rated communities! This PET-FRIENDLY, recently built, condo has 2 bedrooms, 1 bathroom, in-suite laundry, vinyl plank throughout, a titled underground parking stall and a room for storage in unit as well as a storage locker in the Parkade! The primary bedroom includes a walk-through closet to the bathroom. The living room is a modest size, perfect for relaxing or entertaining friends and family! The kitchen is open-concept, with a large island, equipped with stainless steel appliances and quartz countertops! This complex is within walking distance of shops, restaurants, schools, playgrounds, fitness facilities and much more! Don't miss this amazing opportunity! Call your favorite realtor and book your showing today!