

# \$259,500 - 3211, 215 Legacy Boulevard Se, Calgary

MLS® #A2264138

**\$259,500**

2 Bedroom, 2.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Discover condo 3211 at Legacy Gate; A fully upgraded and beautifully maintained corner unit perfectly located just steps to Legacy Pond. Here are 5 things we LOVE about this condo (and we're sure you will too):

- 1. A FLOORPLAN MADE FOR REAL LIFE:** This corner unit offers 672 SqFt of functional, open concept living space, 9' ceilings, and oversized windows. The stunning kitchen opens seamlessly into the living area providing options for furniture placement to suit your needs and lifestyle while a good-sized balcony becomes an extension of your living space in the warmer months and is equipped with a BBQ gas line. The primary bedroom boasts a walkthrough closet and a designer 3-piece ensuite while the second bedroom/flex space is perfect as a home office or guest retreat with adjacent 4-piece bathroom. Convenient underground titled parking and an assigned storage locker are included.
- 2. THAT KITCHEN:** The kitchen is truly the heart of this home and it's easy to see why! Featuring full-height cabinetry, stainless steel appliance package, quartz counters and oversize island with seating for four, whether you're preparing a feast or simply warming up leftovers you will feel right at home here.
- 3. A CONTEMPORARY NEIGHBOURHOOD:** Legacy is a stunningly master planned community located in Southeast Calgary featuring a variety of housing styles to fit every budget and lifestyle. Residents enjoy 300+ acres of protected space, parks, 6



state-of-the-art colour-themed playgrounds, recreational spaces, 15kms or walking/biking paths and 250+ business, shops, restaurants and professional services. 4. MORE THAN YOU EXPECT: From 9â€™™ ceilings and oversized windows to air conditioning, LVP flooring, underground parking and separate storage locker this condo is special and definitely deserves your attention. 5. A WELL-MAINTAINED CONDO COMPLEX: Legacy Gate is a well-maintained multi-building condo complex between 2016-2018 offering reasonable condo fees (\$406.49/month) and ample visitor parking in an ideal Legacy location adjacent Legacy Pond and Orange Playground.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264138          |
| Price          | \$259,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 672               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 3211, 215 Legacy Boulevard Se |
| Subdivision | Legacy                        |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2X 3Z6                       |

## Amenities

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

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garburator, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner         |
| Heating           | Baseboard                                                                                                                         |
| Cooling           | Wall Unit(s)                                                                                                                      |
| # of Stories      | 4                                                                                                                                 |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting     |
| Construction      | Brick, Composite Siding, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 9                  |
| Zoning         | M-X2               |
| HOA Fees       | 36                 |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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