

# \$375,000 - 8315, 151 Legacy Main Street Se, Calgary

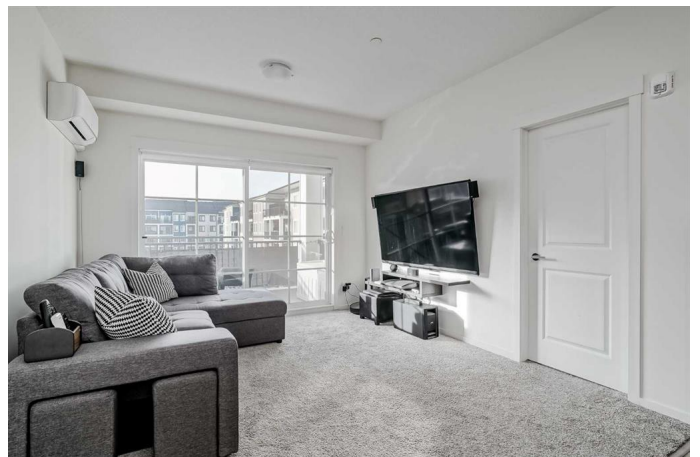
MLS® #A2197944

**\$375,000**

2 Bedroom, 2.00 Bathroom, 776 sqft  
Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to your new home—where comfort meets style, and convenience meets wow. Check out the virtual tour and videos to see why this immaculately kept two-bedroom apartment is the perfect blend of modern design and ideal location, making it a dream come true for buyers and investors alike. Imagine basking in all that glorious sunlight—thanks to the south-facing exposure—and enjoying the outdoors from your spacious balcony. It's roomy enough for a BBQ and a seating area, so you can host summer parties and avoid the heat, thanks to your air conditioning! Step inside, and you'll find an open-concept layout that's as stylish as it is functional. The upgraded vinyl plank flooring adds a sleek vibe, and the kitchen? Well, it's so gorgeous your friends might try to move in just to cook in it. It's extra-large, with upgraded cabinets, modern appliances, and enough storage to make you wonder if you should splurge on a cappuccino machine or a trendy second set of dinnerware. The central dining area? It's perfect for gathering or games with space to expand if you need it. The primary bedroom is your personal oasis—bright, airy, and accented with a tray ceiling that says, "We've got style." Walk through your generously sized walk-in closet and prepare to be spoiled rotten in your ensuite. Complete with quartz counters, a double vanity, and a spa-like shower. You might never want to leave! The second



bedroom is perfect for a roommate, a guest, or even your at-home office. It has its own large closet and a cheater ensuite with quartz counters, so guests will feel like they're staying in a luxury hotel. And when it comes to practicality, we've got you covered—titled underground parking and assigned storage make life just that much easier. Located in the highly sought-after Legacy community, you'll be steps away from shopping, dining, schools, parks, and transportation. This apartment isn't just a place to live—it's a lifestyle upgrade. So, don't wait around—schedule your viewing today and make this gem your own before someone else does!

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197944          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 776               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 8315, 151 Legacy Main Street Se |
| Subdivision | Legacy                          |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2X 4A4                         |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking         |
| Parking Spaces | 1   |
| Parking        | Parkade, Stall, Titled, Underground, Parking Lot, Plug-In |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Baseboard  |
| Cooling           | Central Air, Wall Unit(s)  |
| # of Stories      | 4  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Construction      | Brick, Vinyl Siding, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 27              |
| Zoning         | MX-2            |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.