

# \$400,000 - 8309, 151 Legacy Main Street Se, Calgary

MLS® #A2208015

**\$400,000**

2 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this beautifully designed corner unit offering two bedrooms, two full bathrooms, two underground parking stalls and an impressive array of upgrades in the vibrant community of Legacy. Enjoy the airy feel of 9-foot ceilings and the modern touch of luxury vinyl plank flooring throughout the main living spaces. The open-concept layout is ideal for both everyday living and entertaining, featuring a gourmet kitchen with a kitchen island (with integrated dining space), quartz countertops, soft-close cabinetry, an upgraded air fryer convection oven, and a fridge with water and ice dispenser. The ecological washer and dryer are in the spacious laundry room that offers additional storage and convenience. The bright primary bedroom is a private retreat with cozy carpet and custom closet organizers, complemented by a stylish three-piece ensuite with a large shower. The second bedroom is generously sized—perfect as a guest room, office, or creative space—and is adjacent to a four-piece bathroom with a tub/shower combo. This corner unit is filled with natural light and thoughtfully equipped with a wall-mounted AC unit for year-round comfort. Step out onto your large private deck, where a gas BBQ hookup makes outdoor cooking easy and enjoyable. Additional features include two titled underground parking stalls, an assigned storage locker, upgraded dishwasher, and elevator access in a secure, well-maintained building with plenty of visitor parking. Situated just steps from Legacy Village shopping,



dining, parks, and public transit, this location offers unbeatable walkability. Families will appreciate the proximity to All Saints High School and the soon-to-open Legacy K  9 School. Explore extensive community pathways, or venture to nearby Fish Creek Provincial Park for nature escapes. Commuting is simple with close access to Stoney Trail, Macleod Trail, and the Somerset-Bridlewood CTrain Station. Modern, low-maintenance, and move-in ready  this exceptional condo has everything you need to feel right at home.

Built in 2022

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2208015          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 921               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 8309, 151 Legacy Main Street Se |
| Subdivision | Legacy                          |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2X 5C7                         |

**Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Elevator(s), Parking, Storage, Trash, Visitor Parking, Secured Parking |
|-----------|------------------------------------------------------------------------|

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parkade, Stall, Underground, Titled |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner        |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                               |
| Cooling           | Wall/Window Unit(s)                                                                                             |
| # of Stories      | 4                                                                                                               |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | M-X2             |
| HOA Fees       | 36               |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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