

## 317 Legacy Point SE Calgary, Alberta

MLS # A2224080



# \$489,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,748 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	N/A		

Step into comfort and style with this beautifully appointed 3-bedroom condo, located in the highly desirable community of Legacy. Designed with both functionality and flair, this home offers a bright, open layout and high-quality modern finishes throughout. The ground level welcomes you with a spacious entryway and a flexible den—perfect as a home office, gym, or playroom. The main floor is perfect for entertaining, featuring a sleek kitchen with stainless steel appliances, a generous dining area that opens to a back deck with a gas BBQ hookup, and a light-filled living room that leads to a cozy front balcony. The upper floor features three generously sized bedrooms, including a serene master suite complete with a walk-in closet and private 4-piece ensuite. A second full bathroom serves the additional bedrooms, ideal for family or guests. Parking is a breeze with an attached double garage PLUS room for two more vehicles on the driveway—plus guest parking just steps away. This quiet, well-maintained complex backs onto a peaceful nature reserve with scenic walking paths and a tranquil creek just moments away. Enjoy unbeatable walkability to shops, restaurants, playgrounds, schools, and two beautiful ponds. With quick access to both Macleod Trail and Deerfoot Trail, your commute or weekend adventure is always within easy reach. Don't miss your chance to call this incredible home yours—book your showing today!