

## 257 Legacy Common SE Calgary, Alberta

**MLS # A2259995**



**\$419,900**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                         |               |                  |
| <b>Type:</b>     | Residential/Five Plus          |               |                  |
| <b>Style:</b>    | 2 Storey                       |               |                  |
| <b>Size:</b>     | 1,245 sq.ft.                   | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                      |               |                  |
| <b>Lot Feat:</b> | Street Lighting                |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 262 |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar                   |                   |        |

**Inclusions:** Window Coverings

**CANCELED OPEN HOUSE :** Saturday October 4, 2025 : 12:00 to 3:00pm. This exceptional two primary bedroom townhome is ideally located in the vibrant Community of Legacy. Beautifully maintained house with perfect blend of comfort with low condo fees. The open-concept layout seamlessly connects the kitchen to the dining and living areas all flowing effortlessly. With stunning Big Windows that give Natural light through the day. As you go to the main level you will be greeted by the Exquisite vinyl plank flooring, stainless steel appliances and the elegant quartz countertops that perfectly blend the kitchen to make it look appealing. The gourmet kitchen is a true heart and it features the breakfast bark. Upstairs, you'll find two generously sized master bedrooms, with 4pcs Ensuite and a walk-in closet with large pretty windows. Visitor Parking and Mailbox just behind the house. Located close to schools, shopping, parks, and walking trails, this home offers modern living in a fantastic location. Book your private viewing with your favourite Realtor for this amazing Townhouse.. \*3DVIRTUAL TOUR AVAILABLE\*