

**3210, 740 Legacy Village Road SE  
Calgary, Alberta**

**MLS # A2324858**



**\$449,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, No Animal Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	3 Ceiling fans		

Welcome to Legacy Park Encore and this exceptional 1,023 sq. ft. second-floor corner unit, where luxury finishes, abundant natural light, and an ideal floor plan create a home that truly stands apart. Showcasing a beautiful, timeless neutral palette selected for discerning tastes, this home blends elegance with everyday comfort. With windows on two sides, desirable south and east exposure, and two covered patios, this bright and spacious home offers the perfect balance of indoor comfort and outdoor enjoyment. The beautifully upgraded kitchen is designed to impress, featuring Noble White quartz countertops, a stunning marble herringbone Calacatta polished tile backsplash, premium “shaker” cabinetry with additional upper cabinets, brushed nickel hardware, an extended island with seating, an additional bank of drawers for exceptional storage, an undermount sink, upgraded chrome faucet, stylish pendant lighting, and pot lights. Thoughtfully designed with abundant cabinetry, storage, and workspace, it is as functional as it is beautiful. The open-concept living and dining area is warm and inviting, offering seamless access to the dual covered patios—ideal for morning coffee, entertaining, or relaxing in the sunshine throughout the day. Weathered Canvas luxury vinyl plank flooring, Perla Grigia matte tile, and Putty Gray carpeting complement the sophisticated interior. The thoughtfully designed layout provides excellent privacy, with the spacious primary suite on one side of the home and the generous second bedroom on the other. The primary retreat features custom closet organizers and a luxurious ensuite with dual undermount sinks, quartz countertops, a shower with a glass door, and an added bank of drawers providing exceptional storage and functionality. The main bathroom is beautifully appointed with quartz countertops, an

undermount sink, and a relaxing soaker tub. The current owners have further enhanced the home with three ceiling fans and central air conditioning, providing year-round comfort. Additional features include a titled heated underground parking stall and a separate storage locker. Perfect for professionals, downsizers, first-time buyers, or anyone seeking a lock-and-leave lifestyle, this immaculate home is ideally located close to shopping, restaurants, schools, parks, playgrounds, and extensive walking and cycling pathways, with quick access to both Macleod Trail and Stoney Trail. Beautifully upgraded, exceptionally bright, and offering one of the finest corner locations in the complex, this move-in ready home is a rare opportunity in the award-winning community of Legacy.