

**2112, 740 Legacy Village Road SE  
Calgary, Alberta**

**MLS # A2340100**



## \$269,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                             |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 684 sq.ft.                         | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall                              |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                           |                   |        |
|--------------------|---------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                         | <b>Condo Fee:</b> | \$ 284 |
| <b>Basement:</b>   | -                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Cement Fiber Board | <b>Zoning:</b>    | M-X2   |
| <b>Foundation:</b> | -                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Storage   |                   |        |

**Inclusions:** N/A

Modern condo living meets everyday convenience in the heart of Legacy. This 681 sq. ft., 2-bedroom, 2-bathroom home offers a functional layout with the bedrooms positioned on opposite sides of the unit for added privacy. The kitchen is finished with quartz countertops, stainless steel appliances, contemporary cabinetry, and a generous island, opening to a comfortable living area with 9-ft ceilings and access to the private balcony. The primary bedroom features its own ensuite, while a second full bathroom, in-suite laundry, and titled parking add to the home's everyday functionality. Legacy is known for its abundance of green space, with 15 km of pathways, parks, playgrounds, and a 300-acre environmental reserve woven throughout the community. Shopping, restaurants, groceries, fitness, and services are close at hand at Township and Legacy's surrounding retail districts, with All Saints High School nearby and convenient connections to Stoney Trail and Macleod Trail. A well-designed home in a highly walkable south Calgary community&mdash;ideal for first-time buyers, downsizers, or investors.