



GRASSROOTS
REALTY GROUP

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1673 Legacy Circle SE
Calgary, Alberta

MLS # A2228533



\$410,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,252 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Mirror in Dining Room

Welcome to this beautiful 3-storey townhome with a double attached tandem garage, with visitor parking nearby, ideally located in the highly sought-after community of Legacy in the South of Calgary. With a thoughtfully designed layout and charming curb appeal, this home offers the perfect blend of comfort, functionality, and community living. Inside, you'll find two spacious primary bedrooms, each with its own private ensuite, making it an ideal setup for roommates, guests, or family living. A convenient half bath on the main floor is perfect for entertaining friends and visitors. The open-concept main floor features a light colour palette, large windows, and an abundance of natural light, creating a warm and inviting atmosphere throughout. The beautiful upgraded kitchen boasts gorgeous quartz counter tops with an extended spacious island, sleek stainless steel appliances, stylish subway tile back splash and full height cabinets. all complimented by the luxury vinyl plank flooring that extends from front to back seamlessly. Step out the front door to enjoy street-facing access, extra parking for guests, and the convenience of being just steps from the bus stop—so close you can relax with your morning coffee until it arrives! Legacy is a vibrant, master-planned community nearing completion, known for its pride of ownership, winding walking paths, and serene ponds. Come winter, the neighbourhood glows with the magic of over 1 million Christmas lights, creating a festive and welcoming environment for all. Located near the exciting Legacy Township commercial area, you're minutes away from restaurants, shopping, and grocery stores. With All Saints High School already in place and a new K-9 school opening in 2026, Legacy is built for growing families. The community also features 300 acres of environmental reserve, 12 playgrounds, and 4

commercial shopping hubs, making everything you need easily accessible. Whether you're a first-time homebuyer, downsizing, or simply looking to live in a connected and scenic neighbourhood, this home and community offer the best of modern living. Don't miss your chance to call Legacy home!