



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3204, 740 Legacy Village Road SE
Calgary, Alberta**

MLS # A2236857



\$369,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Welcome to your BRAND NEW 2025 build apartment condo in the heart of Legacy, where modern design meets comfort and convenience. This immaculate brand new 2-bedroom, 2-bathroom condo offers a thoughtfully designed layout, high-end finishes, and one of the largest balconies in the complex—a true rare find 21x10. BOTH BEDROOMS GOT EXTERIOR large WINDOWS. As you enter, you’re greeted by a bright, open-concept living space, perfect for entertaining or relaxing after a long day. The custom upgraded kitchen is a show stopper, featuring quartz countertops and two-tone cabinetry for a clean, modern look, floating shelves and drawer-style lower cabinets that maximize functionality. A stand alone island with built-in drawers for added prep and storage space plus a Broan 300 CFM chimney-style hood fan and classic full subway tile backsplash. You will also get extra pantry cabinet and built-in microwave and under-mount sink. Stainless steel appliances package. Designer lighting package for a touch of elegance through out the condo and durable Luxury vinyl plank flooring throughout the kitchen, living room, and bathrooms. Both bedrooms got private access to bathroom suites and offer large walk-through closets. Step into the spacious living area, where you’ll find ample natural light, upgraded finishes, and access to your private oversized 21’ x 10’ balcony—ideal for hosting summer barbecues, enjoying a morning coffee, or relaxing in the evening sun. The primary bedroom is a private retreat with a walk-in closet and a spa-inspired ensuite featuring A sleek 10’ GLASS shower with full tile surround, double sink vanity with deep drawers storage plus walk through walk in closet. The second bedroom WITH A WINDOW is generously sized and offers great versatility—perfect

as a guest room, home office, or nursery. It's conveniently located with DIRECT access to the 4-piece main bath and includes two separate closets for extra storage. Let's not forget about upgraded blinds package, roughed - in A/C, TV wall mount rough-in and In-suite laundry with upgraded full size front washer and dryer. Titled heated underground parking stall and separate storage locker next to each other . Legacy is one of Calgary's most desirable South end communities designed with walkability, family living and convenience in mind. You are a walking distance from top rated All Saints High, Legacy village Township Shopping Centre is just across the street plus local cafes, restaurants. .Transit options and quick access to Macleod Trail and Stoney Trail. Whether you are a first- time homebuyer, a downsized, or n investor, this move-in ready unit offers exceptional value, location and style in one of the city's fastest growing neighbourhoods. Most deserving your private tour! Call today !