



GRASSROOTS
REALTY GROUP

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246 Legacy Common SE
Calgary, Alberta

MLS # A2237277



\$564,999

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,354 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Window Covering

NO CONDO FEES Welcome to 246 Legacy Common SE, a FIVE-Bedroom Townhouse, with 3.5 Bathrooms and Double Detached Garage in the wonderful community of Legacy. You will enjoy the main floor with 9-FT ceilings and laminate flooring throughout. Kitchen with upgraded granite countertops and S/S Appliances, and the Open layout that's perfect for entertaining, a large living room & dining room. The upper level features the master bedroom with walk-in closet and 3-pc ensuite. Two other bedrooms, a full 4-pc bathroom, flex area, and upper floor laundry with stacked washer/dryer. Additional features include a double detached garage, deck, west facing backyard, fence, landscaping, and most importantly, a fully developed basement with 2 extra bedrooms and a 4-pc bathroom. Don't miss this opportunity and Schedule a Viewing Today!