



GRASSROOTS
REALTY GROUP

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207 Legacy Common SE
Calgary, Alberta

MLS # A2239677



\$430,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to your future home in the vibrant and fast-growing community of Legacy, where convenience meets comfort. Located just steps from nearby shopping centres and offering ample FRONT STREET PARKING, this townhome is perfectly suited for young professionals, couples, or small families seeking a modern lifestyle in a well-connected neighbourhood. This thoughtfully laid-out property features TWO SPACIOUS BEDROOMS and two and a half bathrooms. As you step inside, you're welcomed by a bright and functional foyer with access to the attached TANDEM GARAGE and a large closet designed to keep your seasonal items neatly tucked away. The main living area, located on the second level, offers an open-concept design that flows seamlessly between the living room, dining space, and kitchen—creating a versatile space that's perfect for both entertaining and everyday living. The kitchen is outfitted with stainless steel appliances, quartz countertops, and an abundance of workspace, making it easy to prepare meals or experiment with new recipes. Just off the living area, the PRIVATE BALCONY invites you to enjoy your morning coffee or host relaxed gatherings in the fresh air. Upstairs, everyday chores are made easier with the convenient UPPER LEVEL LAUNDRY area. Both bedrooms are generously sized and feature their OWN PRIVATE ENSUITES. The primary suite includes a walk-in closet and a four-piece bathroom, creating a restful retreat at the end of your day. Set in the family-oriented neighbourhood of Legacy, this home offers close proximity to daycare centres, highly regarded schools, cozy cafés, walking paths, and a variety of retail stores. With quick access to major roadways like Stoney Trail, commuting or planning a weekend escape is simple and stress-free. If you're looking for comfort, convenience, and

community, this property delivers on all fronts. Book your private showing today and discover the lifestyle waiting for you in Legacy.