



**GRASSROOTS**  
REALTY GROUP

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**181 Legacy Common SE**  
**Calgary, Alberta**

**MLS # A2241789**



**\$409,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	None
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Welcome to this impeccably maintained 2-bedroom, 2.5-bathroom townhouse in the highly sought-after community of Legacy, in southeast Calgary. Built in 2021, this stylish and functional home offers over 1,200 sq. ft. of thoughtfully designed living space, perfect for first-time buyers, young professionals, or small families seeking more privacy than a condo provides. Enjoy a bright, open-concept main floor with 9-foot ceilings, luxury vinyl plank flooring, and large windows that fill the space with natural light. The kitchen features full-height modern cabinetry, stainless steel appliances, and a peninsula with a breakfast bar, ideal for casual dining or entertaining. A private balcony with a gas line offers the perfect spot for outdoor relaxation or BBQs. Upstairs, you'll find two generously sized bedrooms, each with walk-in closets, ensuite bathrooms, and large windows. The upper floor also includes laundry and an additional storage closet. The ground level includes a tandem attached garage, offering space for two vehicles or the flexibility to convert part of it into a gym, workshop, or home office. Located steps from walking paths, a nearby pond, playgrounds, and a local shopping plaza, this home combines comfort and convenience. Legacy also offers quick access to Macleod Trail, Stoney Trail, schools, and over 250+ retail and service businesses. Whether you're looking to invest in your first home or downsize to a low-maintenance lifestyle, this property checks all the boxes. Don't miss your opportunity, book your private showing today!