



**GRASSROOTS**  
REALTY GROUP

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

2112, 740 Legacy Village Road SE  
Calgary, Alberta

MLS # A2242949



**\$349,900**

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 269
Basement:	-	LLD:	11-22-1-W5
Exterior:	Brick, Cement Fiber Board	Zoning:	MX-2
Foundation:	-	Utilities:	Electricity
Features:	Kitchen Island, Storage		

Inclusions:	Window Coverings
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This spacious and modern 2-bedroom, 2-bathroom condo in Building 2000 of Legacy Park South offers exceptional value for both first-time buyers and investors. Built by Brad Remington Homes in 2024, the unit features a stylish kitchen with a large quartz island, a full stainless steel appliance package, and a stacked in-suite washer and dryer for added convenience. The open-concept layout includes a well-designed split-bedroom plan for privacy, a generous walk-in closet, and a northwest-facing balcony perfect for evening sunsets. A titled parking stall is also included. Ideally located across from All Saints High School and steps from Legacy Township Shopping Centre, this home offers unbeatable walkability in a vibrant, growing community. Currently tenanted, it's a perfect turn-key investment with the option to assume the lease and start earning rental income immediately.