



GRASSROOTS
REALTY GROUP

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257 Legacy Common SE
Calgary, Alberta

MLS # A2248433



\$429,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,245 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Street Lighting		

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

Inclusions: Window Coverings

Open House Sunday August 17, 2025 @ 12:00 to 3:00pm. This exceptional two primary bedroom townhome is ideally located in the vibrant Community of Legacy. Beautifully maintained house with perfect blend of comfort with low condo fees. The open-concept layout seamlessly connects the kitchen to the dining and living areas all flowing effortlessly. With stunning Big Windows that give Natural light through the day. As you go to the main level you will be greeted by the Exquisite vinyl plank flooring, stainless steel appliances and the elegant quartz countertops that perfectly blend the kitchen to make it look appealing. The gourmet kitchen is a true heart and it features the breakfast bar. Upstairs, you'll find two generously sized master bedrooms, with 4pcs Ensuite and a walk-in closet with large pretty windows. Visitor Parking and Mailbox just behind the house. Located close to schools, shopping, parks, and walking trails, this home offers modern living in a fantastic location. Book your private viewing with your favourite Realtor for this amazing Townhouse..

3DVIRTUAL TOUR AVAILABLE