



2310, 740 Legacy Village Road SE
Calgary, Alberta

MLS # A2259708



\$399,900

Division: Legacy

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 1,027 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 2 **Baths:** 2

Garage: Heated Garage, Parkade, Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard, Natural Gas, Radiant

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 448

Basement: Other

LLD: -

Exterior: Brick, Cement Fiber Board, See Remarks, Silent Floor Joists

Zoning: M2

Foundation: Poured Concrete

Utilities: Natural Gas Paid, Garbage Collection, High Speed Int

Features: Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: A/C, Blinds

Amazing New Condo in Legacy Park Encore — The Ashley Plan by Brad Remington Homes. Discover modern living in this beautifully crafted 2-bedroom, 2-bathroom condo in the sought-after community of Legacy. Designed with comfort and style in mind, the open-concept layout features 9-ft ceilings, luxury vinyl plank flooring, plush carpet in bedrooms, and air conditioning for summer comfort. The kitchen is stylish and super functional, complete with island, alaska bianca quartz countertops, soft-close cabinetry, and a full stainless steel appliance package — fridge, stove, built-in dishwasher, over-the-range microwave, plus a convenient in-suite washer & dryer. The primary suite offers a private ensuite, while both bathrooms feature sleek tile flooring for a modern touch. Added perks include a titled underground parking stall, individual storage unit, window coverings, and in-suite laundry and wrap around balcony. Step outside and enjoy Legacy Park Encore's unbeatable location, walking distance to green space, regional bike paths, schools, shopping & dining and transportation. Whether you're a first-time buyer, down-sizer, or investor, this home delivers incredible value with everything you need right at your doorstep!