



GRASSROOTS
REALTY GROUP

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

178 Legacy Mews SE
Calgary, Alberta

MLS # A2261899



\$515,000

Division:	Legacy		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,294 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Shed

Welcome to Legacy! This amazingly priced 3-bedroom, 2.5-bathroom home offers tremendous value with NO condo fees and a layout designed for modern living. Step inside to an open-concept main floor filled with natural light, featuring a comfortable living area that flows seamlessly into the kitchen and dining space. Upstairs, you'll find a spacious primary suite complete with a 4-piece ensuite, along with two additional bedrooms perfect for family, guests, or a home office. Enjoy your west-facing private backyard, ideal for relaxing or entertaining, and appreciate the convenience of a front single garage to keep your vehicle warm in the winter months. The unfinished basement is ready for your imagination and personal touch, whether you dream of creating a home gym, office, or additional living space. This well cared for home sits on a quiet street in the desirable community of Legacy, close to parks, gyms, local shops, grocery stores, schools, and so much more. Don't miss your chance to own this exceptional home with plenty to love about it. Book your showing today!