

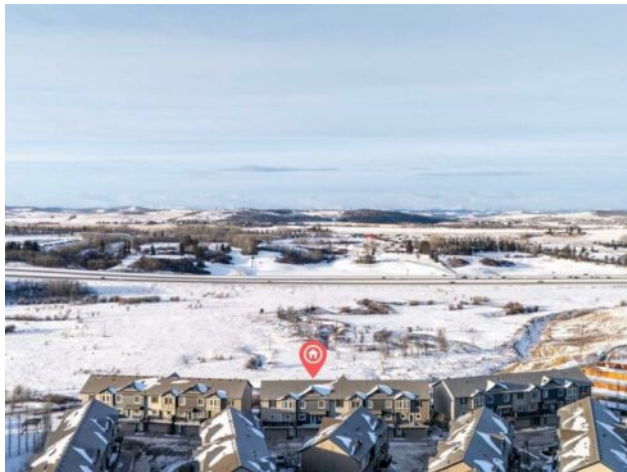


GRASSROOTS
REALTY GROUP

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241 Legacy Point SE
Calgary, Alberta

MLS # A2278904



\$539,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,934 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Heater

Welcome to 241 Legacy Point SE, a rare opportunity to own a ridge-facing townhome in the heart of Legacy. Backing directly onto the environmental reserve with unobstructed views, this immaculately maintained home offers a combination of location, space, and thoughtful design that is difficult to find. Offering 1,934 square feet of developed living space, this 3 bedroom, 2.5 bathroom townhome features a bright, open layout designed for everyday comfort and functionality. The main living level includes a spacious kitchen with quartz countertops, a central island, stainless steel appliances, and laminate flooring throughout the main areas. Large windows bring in natural light and capture the surrounding views, creating an inviting space for both daily living and entertaining. Upstairs, the primary suite enjoys ridge views, a walk-in closet, and a private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the upper level. The fully finished space off the double attached garage provides valuable flexibility and can be used as a home office, gym, media room, playroom, or creative studio. The home offers three outdoor living areas, including two ridge-facing balconies ideal for enjoying the views, plus a third balcony that provides additional space for relaxing or entertaining. The double attached garage offers secure parking and excellent storage. Located in the established community of Legacy, residents enjoy access to hundreds of acres of environmental reserve, 12 playgrounds, an extensive pathway network, and four commercial shopping districts including Legacy Township. With schools, shopping, services, and green space close by, Legacy offers a thoughtful balance of nature and convenience. Homes in this location within the complex rarely become available. This is a unique opportunity to secure a ridge-facing townhome that

has been exceptionally well cared for.