



**63 Legacy Path SE
Calgary, Alberta**

MLS # A2280200



\$409,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.01 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Paved, Treed, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: na

WELCOME TO THIS EXCEPTIONAL END UNIT. 2 bedroom + 2.5 bath with Tandem Garage . Located in Legacy Path, a townhome project by Trico Homes. Nestled in the much desired south community of Legacy you are close to all amenities with quick access to major roadways, making the commute to work that much easier and steps away from the NEW K-9 school. This two storey END UNIT features a main floor with 9ft ceilings, tons of windows for natural light, laminate flooring throughout, kitchen with granite countertops, stainless steel appliances, upgraded cabinetry, and flush eating bar. With access to a rear private balcony. Open concept with the dining area and large living room. The upper level features two master bedrooms each with their own walk-in closet and 4pc ensuite bathroom. Double tandem attached garage and a rear patio with a small shared common area. Close to the new Legacy Village with medical services, retail, restaurants and many more. As well as greenspaces and walking paths throughout the community. Make your private showing today.