



144 Legacy Point SE
Calgary, Alberta

MLS # A2289209



\$475,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,730 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Located in the heart of Legacy, this stylish 3-storey 3 BED/2.5 BATH townhome in Legends of Legacy offers over 1700 sq ft of thoughtfully designed living space, a double attached garage, and the perfect balance of privacy and open-concept living along with Air Conditioning for year round comfort. The ground level welcomes you with a bright front den ideal for a home office, gym, or flex space, along with direct access to the insulated and drywalled garage. Upstairs, the main living level is the true heart of the home, featuring a spacious open concept kitchen, dining, and family room anchored by quartz countertops, stainless steel appliances, generous cabinetry, and a separate pantry. Two private balconies extend your living space, one complete with a gas line for effortless summer BBQs, while a convenient tucked away 2-piece bath and in-suite laundry add everyday functionality. The top floor is warm and inviting with brand new carpet throughout, a spacious primary retreat with walk-in closet and private 3-piece ensuite, plus two additional good sized bedrooms bedrooms and a full 4-piece bath. Just steps from scenic walking paths, green space, schools, shopping, and transit, this move-in ready home delivers style, comfort, and low-maintenance living in one of Calgary's most desirable south communities.