



**1311, 740 Legacy Village Road SE  
Calgary, Alberta**

**MLS # A2290211**



**\$399,999**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Window coverings

Bright, spacious, and move-in ready—this beautifully upgraded corner condo with a wrap-around balcony and stunning mountain views is the one you’ve been waiting for! Offering over 1,000 sq. ft. of open-concept living, this 2-bedroom, 2-bathroom home is filled with natural light, 9-foot ceilings, and a layout that feels both functional and inviting. Whether you’re entertaining, working from home, or simply unwinding at the end of the day, this space delivers comfort, style, and everyday ease. The kitchen is a standout, featuring quartz countertops, stainless steel appliances, sleek cabinetry, and plenty of workspace for cooking and gathering. The adjacent dining area easily accommodates a full-size table, while the living room opens seamlessly onto your wrap-around balcony—complete with a gas line for BBQing and beautiful mountain views. It’s the perfect extension of your living space. The primary bedroom offers a private retreat with a walk-through closet and ensuite, while the second bedroom provides flexibility for guests, a home office, or additional living space to suit your needs. Additional features include in-suite laundry with extra storage, air conditioning for year-round comfort, and a private storage locker conveniently located right in front of your underground parking stall. Set in the vibrant community of Legacy, you’ll enjoy easy access to walking paths, parks, shopping, schools, and major roadways—making everyday living simple and connected. Stylish, functional, and move-in ready—this is condo living at its best. Book your showing today!