



**166 Legacy Common SE  
Calgary, Alberta**

**MLS # A2296808**



**\$539,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), High Ceilings		

**Inclusions:** n/a

Welcome to this beautifully appointed townhome, perfectly situated on a quiet street in the highly sought-after community of Legacy. Offering a seamless blend of comfort, style, and functionality, this home is ideal for modern living. The open-concept main floor is bright and inviting, featuring 9-foot ceilings and large windows that flood the space with natural light. The thoughtfully designed layout connects the kitchen, dining, and living areas—perfect for both everyday living and entertaining. A well-placed half bathroom is conveniently located near the rear entrance for added practicality. Step outside to your west-facing deck, ideal for enjoying sunny afternoons and evening relaxation, while the double garage provides both convenience and ample storage. Upstairs, you’ll find two spacious primary bedrooms, each offering generous closet space—perfect for roommates, guests, or a flexible family setup—along with two full bathrooms for added comfort and privacy. In this area, there is also a nice sized flex room. The fully developed basement expands your living space even further, featuring a large recreation room, an additional bedroom, and a full bathroom—ideal for guests, a home office, or a private retreat. Located just minutes from shopping, schools, parks, and transit, this home offers exceptional value in one of Calgary’s most vibrant and growing communities.