



**104 Legacy Path SE**  
**Calgary, Alberta**

**MLS # A2300407**



**\$419,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Legacy  |               |                  |
| <b>Type:</b>     | Residential/Five Plus   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,274 sq.ft.  | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Garage Door Opener, Parking Pad, Single Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | 0.02 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane   |               |                  |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 268 |
| <b>Basement:</b>   | None                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame              | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Quartz Counters    |                   |        |

**Inclusions:** Refrigerator, Electric Stove, Microwave/Hood Fan, Built-in Dishwasher, Stackable Washer/Dryer, All window coverings, Garage Remote Control(s)

Welcome to Legacy—one of Calgary’s most vibrant and sought-after communities! This beautifully maintained 3-bedroom townhouse features 2.5 bathrooms, central air, and 3 parking spaces—ideal for a busy household. Your single attached tandem garage can fit 2 vehicles and yet there is still plenty of storage space. The extended parking pad offers a convenient solution for guests, ensuring that they have easy access to parking when visiting. In addition to the extended parking pad, there is ample visitor parking available within the complex. This abundance of parking spaces ensures that all your guests can find suitable parking during their visit. The main living level features an open-concept layout with 9-foot ceilings, creating a bright and inviting atmosphere. The modern kitchen is equipped with quartz countertops, stainless steel appliances, ample cabinetry, and a spacious L-shaped island that can also be use as breakfast bar—perfect for everyday living and entertaining. A sliding patio door leads to your private deck with a gas hookup for summer barbecues and space to relax and unwind. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 3-piece bathroom offer flexible space for family, guests, or a home office. Conveniently located close to parks, schools, shopping, public transit, and major roadways, this home offers both comfort and accessibility. Whether you’re a first-time buyer or an investor, this move-in-ready property is an outstanding opportunity you won’t want to miss.