



GRASSROOTS
REALTY GROUP

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123 Legacy Point SE
Calgary, Alberta

MLS # A2142558



\$539,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,738 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to your new home in vibrant Legacy! This south-backing townhome offers over 1,700 sq. feet of comfortable living space, making it one of Calgary's largest. Enjoy an open floor plan with 9-foot ceilings, luxury vinyl plank flooring, and plenty of natural light. The gourmet kitchen features quartz countertops, espresso cabinets, and stainless-steel appliances. Relax on two spacious balconies, one with a gas line for BBQing. The main level includes a large den perfect for a home office or extra living space. Upstairs, the master bedroom includes a walk-in closet and ensuite with quartz countertops and ceramic tile. Two additional bedrooms and another full bathroom complete this level. As a corner unit, enjoy added privacy with no side neighbors. You'll also appreciate the convenience of a two-car attached garage. Located near All Saints High School, Township Shopping Centre, parks, and playgrounds, with easy access to McLeod Trail. Just a minute from Legacy's environmental reserve, enjoy beautiful walking paths and serene nature views.