



**1412, 740 Legacy Village Road SE
Calgary, Alberta**

MLS # A2145175



\$399,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	832 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Land use
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: non

Welcome to the award-winning community of Legacy!! This 3-bedroom 2 bath , AIRCONDITIONED, Low Condo fees, on 4th floor corner brand new unit comes with 2 parking spots one of witch is TITLED, and a assigned storage space, and is nestled in the heart of Legacy. This large and open floor plan upon entering the unit, you are greeted by an open floor plan that flows seamlessly 9ft ceilings through out, from the kitchen to the living room. 3 spacious bedrooms are on opposite sides of the unit-providing separation and privacy-great for roommate scenarios, or out of town guests. The primary bedroom offers 9ft ceilings , large walk- in closet with built ins and a luxurious 3pc bath with quartz vanity, while a second four- piece bathroom serves the second bedroom and guest from the living room and kitchen. The 3rd bedroom could be amazing Den/office, amazing open kitchen with modern cabinets all the way to the ceiling, with large center island, and quartz counter tops. Stainless steel appliance package, with CENTRAL A/C UNIT. Large windows throughout for that natural light, with many customized features including, custom lower cabinets, huge balcony with gas hook up, spacious laundry room, with full size washer and dryer, Luxury Vinyl plank, and modern ceramic tile. 1 titled heated underground parking and one assigned parking outdoors and a titled storage unit. This professionally managed complex is just 2 min away from Shopping Centers, Restaurants, and all levels of Schools. Close to Stoney Trail, Deerfoot, and Macleod Trail, and steps from Public Transportation. Amazing Location come take a look!!!