



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

**MLS # A2187132**



**\$449,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 426
<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>	Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** Window coverings

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom condo offering 1,025 sq. ft. of bright, airy living space. Perfectly located in the desirable community of Legacy SE, this home is packed with modern features and stylish details. Step inside to discover soaring 9 ft ceilings and a thoughtfully designed open-concept layout filled with natural light. The kitchen boasts quartz countertops, sleek cabinetry, and stainless steel appliances, making it a chef’s dream. Adjacent to the kitchen, you’ll find a generously sized dining area, perfect for hosting family gatherings or enjoying meals together. The spacious living area flows seamlessly onto a large wrap-around deck, where you can relax, enjoy stunning mountain views, and take advantage of the built-in gas line for your BBQ—perfect for outdoor entertaining. The primary suite features a walk-through closet and a luxurious ensuite bathroom, while the second bedroom is ideal for guests, family, or a home office. The unit also includes a nice-sized storage room with stackable laundry, offering extra convenience and organization. Additional highlights include A/C for year-round comfort, a private storage unit located in front of your underground parking stall, and pet-friendly living. Plus, the condo is still under its new home warranty, giving you peace of mind. Located in the vibrant Legacy SE community, you’ll enjoy close proximity to parks, amenities, shopping, and major highways for easy commuting. This is the perfect opportunity to own a modern, low-maintenance home with stunning views, upscale features, and thoughtful upgrades.