



GRASSROOTS
REALTY GROUP

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409 Legacy Boulevard SE
Calgary, Alberta

MLS # A2199942



\$525,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,598 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Front Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: NA

Located in the desirable community of Legacy. Welcome to 409 Legacy Blvd SE! This townhome was built by the award winning builder Aldebaran Homes! This townhome has lots to offer, Super spacious open floor plan provides lots of natural light. Perfect home for entertaining with a built in gas line for barbecuing 2 balconies it doesn't get much better than this! Beautiful stainless steel appliances with quartz counter tops, large island and lots of storage space. Upstairs features a Large master bed room with a huge size walk in closet and 3 piece ensuite bathroom. 2 additional bedrooms with nice size closet space. The double garage is insulated and has lots of room for storage. This townhouse is located close to all amenities nearby, including shopping, schools, pathways, transit. Enjoy a low-maintenance lifestyle and low condo fees. Don't miss out on this Next to new townhouse, it won't last! book your showings today!