



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104 Legacy Point SE
Calgary, Alberta

MLS # A2206883



\$525,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,736 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Rods

Top 10 Reasons Why You Should Buy This Home! 1. Immaculate Condition: Freshly Painted & Exceptionally well-maintained. 2. Modern Build: Built in 2019, offering contemporary design and up-to-date amenities. 3. Corner Lot Privacy: Enjoy the added privacy and quiet with only one shared wall. 4. Spacious Layout: Features one of the largest floor plans available with 3 large bedrooms, 3 bath, plus a sizable Den. 5. Premium Finishes: Quartz countertops throughout the home, including kitchen and all bathrooms, upgraded carpets, tile and numerous additional enhancements. 6. Central Air Conditioning: Stay comfortable all year round with built-in central AC. 7. Ample Parking: Includes an Attached 2-car garage with 4 total parking stalls. 8. Smoke-Free & Pet-Free: Ideal for buyers seeking a clean and allergen-friendly environment. 9. Near Nature: Close proximity to an environmental reserve, perfect for outdoor enthusiasts. 10. Quiet Location: Nestled in a tranquil area, ideal for peaceful living. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.