



GRASSROOTS
REALTY GROUP

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411 Legacy Village Way SE
Calgary, Alberta

MLS # A2208056



\$484,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,668 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		
Inclusions:	N/A		

** Please click "Videos" for 3D tour ** Welcome to a one owner, 3 storey townhouse, close to school & all amenities in very desirable Legacy! Amazing features include: 3 bedrooms, 2.5 bathrooms, 1668 sq ft, 2 decks/balconies (1 BBQ gas line), insulated/drywalled double attached garage, den on entry floor (could be a 4th bedroom), granite countertops throughout, upgraded SS appliances, main floor laundry, en suite bathroom, 9ft ceilings and much more! Location is 10 out of 10 - south views off your back deck, lots of additional parking right out front your unit (and visitor parking in the complex), bus stop close by, all amenities & schools within walking distance and very easy access to Stoney Trail/MacLeod Trail/Deerfoot Trail! Pride in ownership and move-in ready! Measurements - Entry level - 241 sq ft, 2nd floor - 703 sq ft, 3rd floor - 724 sq ft. LOW CONDO FEE - \$370.81