



GRASSROOTS
REALTY GROUP

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41 Legacy Path SE
Calgary, Alberta

MLS # A2209228



\$443,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,262 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Additional Shelves in living room

BELOW GRADE MEASUREMENTS INCLUDED IN ABOVE GRADE *** \$1000 paint allowance offered after conditions are waived
***Welcome to this beautiful and modern 2-bedroom, 2.5-bathroom home located in the vibrant and family-friendly community of Legacy. Walking in, you're welcomed into the entry-level foyer, which provides access to your own double attached tandem garage. From here, head up to the main level, where an inviting open floorplan blends the kitchen, living room, and dining area together seamlessly. The main level features stylish and durable vinyl flooring throughout, creating a cohesive and contemporary feel. The well-appointed kitchen is complete with built-in appliances, a spacious kitchen island, quartz countertops, and ample counterspace — ideal for meal preparation and entertaining. The living room offers a comfortable place to relax, with access to your private balcony that fills the space with natural light, creating a bright and airy atmosphere. Completing the main floor is a convenient 2-piece bathroom. Upstairs, soft carpet flooring leads you to the home's two bedrooms. The first bedroom offers versatility, making it perfect for a child's room, guest room, or home office with its own 4-piece ensuite bathroom. The spacious primary bedroom features two walk-in closets and a large window that allows sunlight to brighten the space. The primary bedroom also includes a 4-piece ensuite bathroom with quartz countertops for a touch of luxury. Adding to the upper floor's convenience is the in-suite laundry area, complete with a stacked washer and dryer. This charming condo offers everything you need, paired with the incredible amenities that Legacy has to offer. Enjoy living within walking distance to numerous shops, restaurants, and services. The community also features multiple playgrounds, scenic

walking paths, and parks. Legacy is home to All Saints High School, along with several other schools, making it an ideal location for families. With quick access to Macleod Trail, commuting is simple and efficient, and nearby golf courses provide even more recreational options. Don't miss your chance to call this wonderful property your new home!