



GRASSROOTS
REALTY GROUP

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112 Legacy Path SE
Calgary, Alberta

MLS # A2212002



\$443,800

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,256 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:	Back Lane, Backs on to Park/Green Space, City Lot, Cleared, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 258
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows, Wired for Data		
Inclusions:	None		

Discover this beautifully maintained 2-bedroom, 2.5-bathroom townhome in the highly sought-after community of Legacy, SE Calgary. Situated in a quiet and family-friendly neighborhood, this home offers modern design, a functional layout, and unbeatable convenience. As you step inside, you'll be welcomed by a bright and spacious open-concept living area. The gourmet kitchen features sleek cabinetry, ample counter space, stainless steel appliances, and a large island, making it perfect for meal preparation and entertaining. The living and dining areas flow seamlessly onto your private deck, offering an ideal outdoor retreat. Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite bathroom, providing privacy and comfort. The upper level also includes a convenient laundry area. Additional highlights include a double-car garage and walking distance to a variety of amenities, including COBS Bread Bakery, Domino's Pizza, BrightPath Child Care, Legacy Dental Care, BK Liquor, The Canadian Brewhouse, Tommy Gun's Original Barbershop, Winners, Tim Hortons, a local registry office, and F45 Training. Enjoy easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail, making commuting effortless. Legacy offers a vibrant community with parks, walking paths, and all essential services nearby. This is a rare opportunity to own a stunning home in one of Calgary's most desirable communities.