

\$539,900 - 245 Legacy Point Se, Calgary

MLS® #A2119349

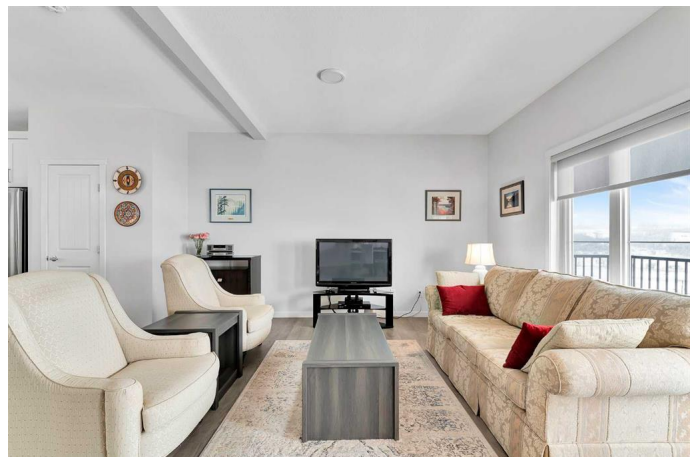
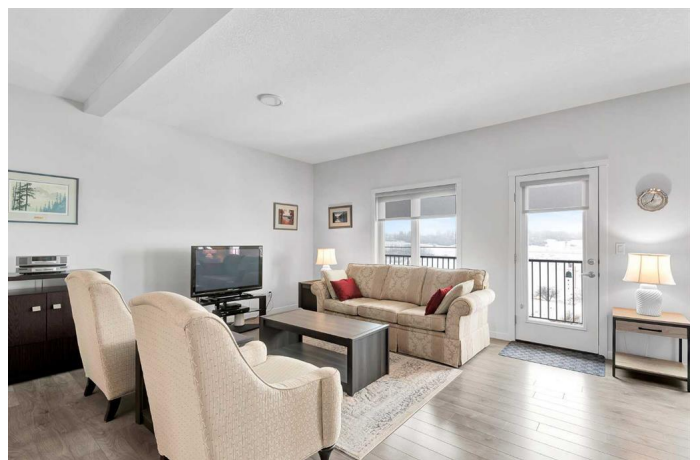
\$539,900

3 Bedroom, 3.00 Bathroom, 1,947 sqft

Residential on 0.05 Acres

Legacy, Calgary, Alberta

Welcome 245 Legacy Point! This RARE RIDGE VIEW unit is the largest floor plan available with over 1900 sq ft of developed living space. This 3+ bedroom, 2.5 bath, 3 balcony townhome built by Aldebaran Homes is located in the estate area of Legacy on the environmental reserve. The very bright and open "Novella"™ floor plan is on the market for the first time, pride of ownership is evident throughout making this home look like new! This well-maintained home has a very spacious open main floor, complete with beautiful kitchen with quartz counters & breakfast bar, separate pantry & stainless-steel appliances. The main floor is complete with knock-down 9' ceilings, a generous coat closet and great space for entertaining. There are two balconies on the main floor- one facing the environmental reserve where you can kick back and enjoy the sunsets and another facing to the east, perfect for barbequing with a gas hookup. The main floor is complete with a 2-piece powder room. Upstairs features a large primary bedroom with more beautiful west facing views, a very large walk-in closet, 4-piece ensuite with 2 sinks. Two additional spacious bedrooms with ample closet space, a 4-piece bathroom and the laundry room complete the upper floor. The true double attached garage is fully finished and can accommodate both cars with room for storage. Last but not least is the bonus space located off the garage. This space is fully finished and is the perfect location for an at



home office or home gym. There is a 3rd outdoor space off this room offering more panoramic views of the ridge and privacy that you donâ€™t see in many townhomes. This quiet complex offers easy access to McLeod trail and all the amenities nearby, including shopping, schools, pathways, transit. Enjoy a low-maintenance lifestyle with low condo fees and a fabulous location! Book your showing today.

Built in 2018

Essential Information

MLS® #	A2119349
Price	\$539,900
Sold Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,947
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	245 Legacy Point Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 11th, 2024
Days on Market	6
Zoning	M-1
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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