\$549,900 - 265 Legacy Point Se, Calgary

MLS® #A2123646

\$549,900

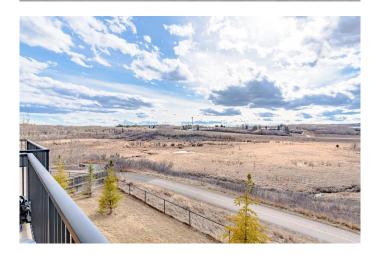
3 Bedroom, 3.00 Bathroom, 1,955 sqft Residential on 0.04 Acres

Legacy, Calgary, Alberta

Welcome to Luxury Living at Legends of Legacy! This practically new RIDGE VIEW unit is the largest floor plan BOASTING OVER 1900 Sq. feet with 3 bedrooms, 2.5 bathrooms, a BONUS SPACE off the garage and 3 balconies. This townhome, built by Aldebaran Homes, is located BACKING ONTO PROTECTED NATURE RESERVE green space and extensive walking paths in the family friendly community of Legacy. The main level features a very bright and open floor plan. The chef's kitchen is the perfect space to entertain with GRANITE COUNTERTOPS, WHITE CABINETRY, stainless steel appliances and modern lighting fixtures. The main floor is complete with knock-down 9' ceilings, massive coat closet,, upgraded laminate flooring, large dining room and half bath. There are two balconies on the main floor, one Southwest facing the ravine for sunsets off the main living area and one at the front of the unit off the kitchen with gas line for those summer BBQs.. Head upstairs to find the continuation of LAMINATE FLOORING. Enter the large primary bedroom with more views of the LEGACY RIDGE, a very large walk-in closet, and spacious ensuite complete with quartz countertops and ceramic tile. Two additional spacious bedrooms, laundry room with front load pair, and 4 piece bathroom rounds out this level. The lower level features a true double attached garage with room to park two cars plus storage. Walk through the garage to find the massive FLEX ROOM with







large windows and more RIDGE VIEWS plus a THIRD BACONY for those warm summer evenings. This unit is conveniently located walking distance to All Saints High School, Township Shopping Centre and parks/playgrounds. Perfect if you love a nature feel but want to be connected to services. Call your favourite Realtor today to schedule your private viewing!

Built in 2016

Essential Information

MLS® # A2123646 Price \$549,900 Sold Price \$557,500

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,955 Acres 0.04 Year Built 2016

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Sold

Community Information

Address 265 Legacy Point Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 3Z3

Amenities

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Double Garage Attached

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2024
Date Sold April 29th, 2024

Days on Market 13
Zoning M-1
HOA Fees 30.00
HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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