

\$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
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Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Basement	None
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Exterior

Exterior Features	Balcony, BBQ gas line
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Lot Description	Backs on to Park/Green Space
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 16th, 2024
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Date Sold	April 29th, 2024
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Days on Market	13
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Zoning	M-1
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HOA Fees	30.00
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Royal LePage Solutions
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