

# \$450,000 - 259 Legacy Common Se, Calgary

MLS® #A2165559

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

**\*\*Stunning 3-Story Corner Townhouse in Legacy Community\*\***

Welcome to your dream home in the highly sought-after Legacy community! This exquisite 2-bedroom, 3-bathroom corner townhouse combines modern luxury with unparalleled convenience. With its bright, airy atmosphere and elegant upgrades, this home is a perfect blend of style and functionality.

As you enter, you'll be greeted by abundant natural light streaming through upgraded window coverings. The open-concept main floor features gleaming Luxury Vinyl Plank (LVP) flooring and a contemporary design. The gourmet kitchen is a chef's delight, boasting sleek quartz countertops, high-end stainless steel appliances, including a gas stove with an upgraded hood range, and a built-in microwave. The spacious pantry offers ample storage for all your culinary needs.

Step outside onto the west-facing porch, a serene spot to enjoy your morning coffee or evening sunsets. The east-facing balcony provides a tranquil space with unobstructed views down the lane, perfect for relaxing or entertaining guests. The front porch adds additional charm and a welcoming touch to this beautiful home.

The second floor hosts a versatile living space



ideal for both relaxation and entertainment. The third floor is dedicated to private retreats, featuring two generously sized bedrooms, each with its own ensuite bathroom. The master suite is a true haven with his and hers walk-in closets, providing plenty of storage and organization options.

This townhouse also includes a tandem garage with convenient attached parking, and plenty of visitor parking is available. The community offers delightful amenities, including serene ponds, proximity to excellent schools, and nearby shopping options. With easy access to Stony Trail, commuting and exploring the area is a breeze.

Experience the ultimate in modern living with 9' ceilings, upgraded finishes, and a prime location. Donâ€™t miss out on the opportunity to make this exceptional corner unit your new home. Schedule a tour today and see for yourself the comfort and elegance that awaits!

Built in 2018

**Essential Information**

MLS® #	A2165559
Price	\$450,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

## Community Information

Address	259 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Alley Access, Asphalt, Double Garage Attached, Driveway, Guest, Off Street, On Street, Tandem

## Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Other
Lot Description	Back Lane, Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Yard Lights, Paved, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 13th, 2024
Date Sold	September 21st, 2024
Days on Market	8
Zoning	M-2
HOA Fees	35.00
HOA Fees Freq.	ANN

## Listing Details

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