

# \$450,000 - 243 Legacy Common Se, Calgary

MLS® #A2169245

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

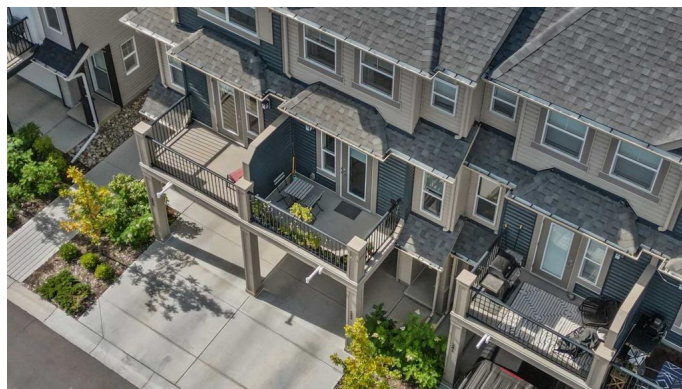
**\*\* BELIEVE IT OR NOT!! \*\* AMAZING VALUE AND PRICE \*\* INDOOR PARKING FOR 2 CARS - GARAGE + 1 OUTDOOR PAD \*\*** This trendy 3-story townhome is ideally located in the community of Legacy and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, Starbucks and FUN! Beautiful views and lots of visitor parking nearby. The ground floor displays a sizeable main entrance with quick access to your garage. The spacious upper main living area includes 9' ceilings, beautiful wide plank laminate flooring, a large living room, a stylish kitchen with quartz countertops, upgraded tile kitchen backsplash, shaker style gray cabinets doors & upgraded stainless steel built-in appliances - gas stove/hood fan/built-in microwave and big fridge with the water dispenser on the door.. A sizeable outdoor balcony is off the kitchen and offers a BBQ area with a gas line. The upper floor features 2 good-sized primary bedrooms with private ensuites and walk-in closets. **BONUS:** Upper laundry room. This trendy townhome with a modern décor palette has everything you need with a functional yet stylish layout. Move in Before December! Call your friendly REALTOR(R) to book a viewing!

Built in 2020

## Essential Information

MLS® #

A2169245



Price	\$450,000
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	243 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

### Amenities

Amenities	Park, Trash, Visitor Parking, Picnic Area
Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Insulated, Tandem, Garage Faces Rear

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Rain Gutters
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 25th, 2024
Days on Market	28
Zoning	M-2
HOA Fees	36.00
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Jayman Realty Inc.
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