

\$440,000 - 61 Legacy Path Se, Calgary

MLS® #A2169825

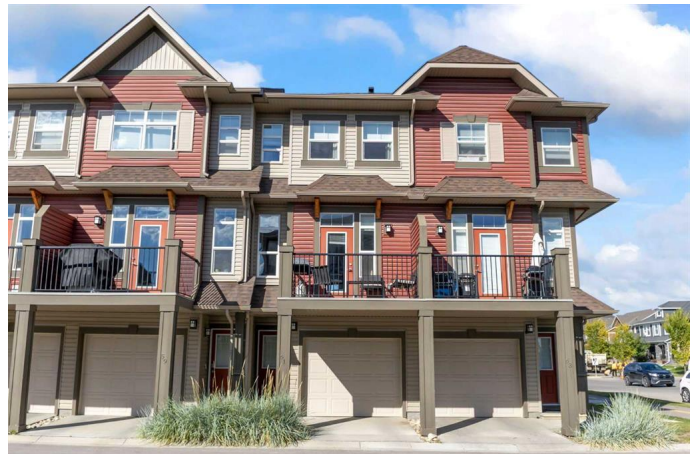
\$440,000

2 Bedroom, 3.00 Bathroom, 1,253 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

Welcome to 61 Legacy Path SE in the popular south Calgary community of Legacy! This well-designed two-bedroom, three-bathroom three level townhouse offers modern living and thoughtful upgrades throughout. The open-concept second floor is filled with natural light, and features upgraded Luxury Vinyl Plank (LVP) flooring with neutral paint colors, creating a luxurious, inviting space. The kitchen has quartz countertops, stainless steel appliances, an over-the-range microwave, an upgraded sink, and spacious kitchen cabinets. Just off the kitchen is a versatile living and dining area which provides entertaining and everyday relaxation space. To extend the living area, step out onto the south-facing balcony to enjoy your morning coffee or unwind in the evening with your favorite glass of wine! Upstairs, the two generously sized bedrooms each come with their own ensuite bathrooms for added privacy and convenience. The primary bedroom includes two walk-in closets, offering plenty of storage space. One of the standout features of this home is that it's one of the few units in the complex equipped with central air conditioning, making it especially desirable during Calgary's sun-filled warmer months. Additional highlights of this home include a tandem garage, ample visitor parking for guests across the street and a charming back porch perfect for relaxing outdoors with friends on those warm summer evenings. Legacy is a well-connected community with ponds, parks, nearby schools,



and shopping just a short drive away. Plus, easy access to Stoney Trail makes commuting a breeze. This townhouse offers a fantastic combination of comfort, convenience, and style. Don't miss your chance to view it – schedule your showing today!

Built in 2018

Essential Information

MLS® #	A2169825
Price	\$440,000
Sold Price	\$430,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,253
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	61 Legacy Path Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Tandem

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Interior Lot, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 15th, 2024
Days on Market	44
Zoning	M-2
HOA Fees	36.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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