# \$459,800 - 112 Legacy Path Se, Calgary

MLS® #A2195795

# \$459,800

2 Bedroom, 3.00 Bathroom, 1,256 sqft Residential on 0.02 Acres

Legacy, Calgary, Alberta

Discover this beautifully maintained 2-bedroom, 2.5-bathroom townhome in the highly sought-after community of Legacy, SE Calgary. Situated in a quiet and family-friendly neighborhood, this home offers modern design, a functional layout, and unbeatable convenience.

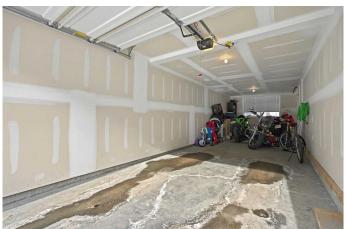
As you step inside, you'll be welcomed by a bright and spacious open-concept living area. The gourmet kitchen features sleek cabinetry, ample counter space, stainless steel appliances, and a large island, making it perfect for meal preparation and entertaining. The living and dining areas flow seamlessly onto your private deck, offering an ideal outdoor retreat.

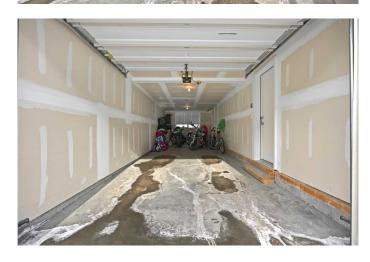
Upstairs, you'II find two generously sized primary bedrooms, each with its own ensuite bathroom, providing privacy and comfort. The upper level also includes a convenient laundry area.

Additional highlights include a double-car garage and walking distance to a variety of amenities, including COBS Bread Bakery, Domino's Pizza, BrightPath Child Care, Legacy Dental Care, BK Liquor, The Canadian Brewhouse, Tommy Gun's Original Barbershop, Winners, Tim Hortons, a local registry office, and F45 Training.

Enjoy easy access to Macleod Trail, Stoney







Trail, and Deerfoot Trail, making commuting effortless. Legacy offers a vibrant community with parks, walking paths, and all essential services nearby.

This is a rare opportunity to own a stunning home in one of Calgary's most desirable communities.

Built in 2018

## **Essential Information**

MLS® # A2195795 Price \$459,800

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,256 Acres 0.02 Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 112 Legacy Path Se

Subdivision Legacy
City Calgary
County Calgary
Province Alberta
Postal Code T2X 4H9

#### **Amenities**

Amenities Park, Snow Removal, Trash, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Storage, Vinyl Windows, Breakfast Bar, Pantry, Quartz

Counters, Recessed Lighting, Smart Home, Wired for Data

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Garage

Control(s)

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, Playground, Storage

Lot Description Backs on to Park/Green Space, City Lot, Lawn, Level, Low Maintenance

Landscape, No Neighbours Behind, Back Lane, Cleared, Landscaped,

Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Composite Siding, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 19th, 2025

Days on Market 45

Zoning M-2

HOA Fees 36

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Brilliant Realty

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