

# \$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'll 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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