

# \$519,900 - 321 Legacy Point Se, Calgary

MLS® #A2209707

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Welcome to this stylish and well-cared-for townhome in the vibrant community of Legacy. With three bedrooms and three bathrooms, this home offers comfortable living in a location known for its green spaces, walking paths, schools, and growing amenities.

The main level is open and inviting, anchored by a well-equipped kitchen featuring stainless steel appliances, granite countertops, and plenty of cabinet space. Whether you're cooking dinner or catching up over a glass of wine, this layout makes everyday living feel easy. Just off the kitchen, the dining area features one of two private balconies, perfect for dining al fresco. The spacious living room offers another balcony, ideal for relaxing with a morning coffee or enjoying the evening breeze.

Upstairs, all three bedrooms are conveniently located along with a full bathroom and a dedicated laundry room—washer and dryer included. The primary bedroom includes a walk-in closet and a 4-piece ensuite with plenty of space to get ready for the day. On the lower level, a bright den and second entrance offer flexibility for a home office, workout area, or guest space. And just outside, the backyard with a patio gives you a place to grill, garden, or simply unwind. Tucked in a well-managed complex in Legacy, you'll enjoy the charm of tree-lined pathways, nearby schools, shops, and quick access to major routes. And with certified new home status, you can buy with confidence.



Don't miss this fantastic opportunity"book your showing today!

Built in 2015

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209707      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,701         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 321 Legacy Point Se |
| Subdivision | Legacy              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X3Z3              |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings             |

|          |                         |
|----------|-------------------------|
| Heating  | Forced Air, Natural Gas |
| Cooling  | None                    |
| Basement | None                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 25               |
| Zoning         | M-1              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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