

119 LEGACY Passage, Calgary T2X 5L7

Ext Feat:

08/20/24 List Price: \$539,900 MLS®#: A2156962 Area: Legacy Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Year Built: 2024 Lot Information

2,631 sqft Lot Sz Ar:

Lot Shape: Approved plot plan pending. Final dimensions may

differ slightly.

Access:

Lot Feat: Back Lane, Back Yard, Rectangular Lot Park Feat:

Alley Access, Parking Pad

DOM

29 Layout

3 (3) Beds: 2.5 (2 1) Baths:

Townhouse Style:

10`0" x 11`4"

<u>Parking</u>

Ttl Park: 2 0 Garage Sz:

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame Sewer:

Flooring: Carpet, Vinyl Plank None Water Source: Fnd/Bsmt:

Poured Concrete

Finished Floor Area

1,184

1.184

Abv Saft:

Low Sqft:

Ttl Saft:

Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator

Int Feat: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) Utilities:

Room Information

Level Level Dimensions Room Dimensions Room 8'4" x 15'0" **Entrance** Main **Living Room** Main 9`10" x 9`8"

Kitchen Main 14`10" x 13`0" Nook Main 2pc Bathroom **Mud Room** Main Main Laundry Second **Bedroom - Primary** Second Walk-In Closet Second 3pc Ensuite bath Second

Bedroom Second 8'4" x 9'8" **Bedroom** 9'8" x 9'8" Second

Walk-In Closet Second 3pc Bathroom Second

Legal/Tax/Financial

Title: Zoning: Fee Simple R-Gm

Legal Desc: 2312241

Remarks

Pub Rmks:

NO CONDO FEES! Discover the perfect blend of style and affordability in this charming two-story end-unit townhome located in the vibrant community of Legacy. Ideal for first-time buyers or those looking to downsize, this home offers modern amenities without the burden of condo fees. The open-concept main floor is designed to impress, featuring a gourmet kitchen with quartz countertops, upgraded cabinetry, a chimney hood fan, and a built-in microwave. Picture yourself enjoying your morning coffee at the kitchen island breakfast bar, followed by relaxing afternoons on your private rear patio. Outside, the parking pad with alley access provides ample space and the potential for a future garage, man cave, or workshop. Upstairs, the thoughtfully designed layout offers comfort and convenience. The master bedroom is a private retreat, complete with a 3-piece ensuite and a walk-in closet. Two additional bedrooms offer versatile spaces for family, guests, or a home office. The 3-piece main bath, also featuring quartz countertops, adds a touch of elegance. A second-floor laundry room enhances your daily living experience with added convenience. This Homes by Avi Indigo Model end-unit townhome is filled with natural light and carefully crafted details that elevate everyday living. Nestled in the lively community of Legacy, this home isn't just a place to live—it's a place to thrive. Legacy's established schools, parks, playgrounds, and convenient transportation options make it an ideal spot for first-time homeowners and growing families. With possession set for Spring of 2025, celebrate the changing seasons in a home that's as charming as it is functional. Don't miss out on this opportunity to make the Indigo model your own!

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









