



THE
A-TEAM

**RE/MAX
FIRST**

1357 LEGACY Circle, Calgary T2X 3C7

MLS®#: **A2157500**

Area: **Legacy**

Listing Date: **08/15/24**

List Price: **\$530,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar: **1,980 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`9" x 10`11"
Living Room	Main	13`2" x 11`5"
Bedroom - Primary	Upper	11`3" x 10`11"
Bedroom	Upper	11`3" x 8`7"
4pc Bathroom	Upper	7`11" x 4`11"

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`3"
2pc Bathroom	Main	5`2" x 4`11"
4pc Ensuite bath	Upper	11`0" x 4`11"
Bedroom	Upper	8`8" x 7`11"
Laundry	Upper	4`9" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612689

Zoning:
R-2M

Remarks

Pub Rmks:

New AMAZING PRICE! Not all townhomes are created equal! Welcome to this stunning, move-in-ready townhouse that truly feels like a "showhome." This beautifully maintained 3-bedroom, 2.5-bathroom property offers 1,287 square feet of thoughtfully designed living space. The bright, open main floor features a spacious living room, a dining area, and a modern kitchen with sleek quartz countertops, matching stainless steel appliances, and plenty of ceiling-height cabinetry. This level is completed with a convenient half bath. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a private ensuite bath and walk-in closet. A second full bathroom and laundry facilities complete this floor. The unfinished basement offers endless possibilities for your creative touch. Step outside to your private backyard, which features a large deck perfect for entertaining friends and family. This home also includes a double detached garage that is FULLY INSULATED AND HEATED, providing ample parking and storage space. With no condo fees, you can enjoy the benefits of homeownership without the extra costs. Experience low-maintenance living in a community close to parks, schools, shopping, major traffic routes, and all the amenities you need. Don't miss the opportunity to own this immaculate townhouse. It's the perfect blend of style, convenience, and affordability. Book your private viewing today!

Inclusions:
Property Listed By:

**Blinds and Curtain Rods, Garage Shelving, TV Wall mounts
Real Broker**

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