



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1669 LEGACY Circle, Calgary T2X 4H9**

MLS®#: **A2162607**      Area: **Legacy**      Listing Date: **09/05/24**      List Price: **\$449,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **866 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,270**  
 Low Sqft:  
 Ttl Sqft: **1,270**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar, High Ceilings, Pantry, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 15`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`3" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`1" x 7`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`1" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`7" x 16`2"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$254

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1811229

Remarks

Pub Rmks: **Welcome to this beautifully designed townhouse in the highly desirable Legacy community! Featuring 2 bedrooms and 2.5 bathrooms, this home offers the perfect blend of modern comfort and convenience, crafted to suit your lifestyle. With a 2-car garage, you'll have plenty of room for parking and extra storage. Nestled in a prime location, you're just moments from major highways for an easy commute. Take a relaxing stroll by the nearby pond, or enjoy the convenience of shopping centers just a short drive away. Families will appreciate the proximity to schools and a playground within walking distance, making it a great spot for children to grow and play. Inside, this townhouse showcases a perfect blend of style and functionality. The open-concept layout is ideal for entertaining, with 9-foot-high ceilings and laminate flooring throughout the main floor. The modern kitchen features granite countertops, a sleek eating bar, stainless steel appliances, stylish backsplash tiles, and a pantry for added storage. The living and dining areas flow effortlessly, creating a bright, airy space perfect for relaxation. Upstairs, the laundry closet adds extra convenience, while spacious bedrooms filled with natural light offer a cozy retreat. Step outside to your private balcony—ideal for BBQs with a built-in gas hookup. Whether you're a first-time buyer or downsizing, this home is the perfect combination of community living and stylish amenities. Don't miss your chance to experience the best of Legacy—where modern living meets timeless charm! Schedule your viewing today.**

Inclusions: N/A  
Property Listed By: eXp Realty

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











**1669 Legacy Cir SE, Calgary, AB**

Main Floor Exterior Area 121.45 sq ft  
Enclosed Area 425.00 sq ft



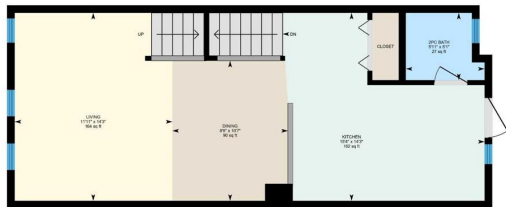
PREPARED: 20240502



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1669 Legacy Cir SE, Calgary, AB**

1st Floor Exterior Area 551.50 sq ft



PREPARED: 20240502



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1669 Legacy Cir SE, Calgary, AB**

2nd Floor Exterior Area 587.68 sq ft



PREPARED: 20240502



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.