



THE
A-TEAM

**RE/MAX
FIRST**

326 LEGACY VILLAGE Way, Calgary T2X 0Y9

MLS®#: **A2170873**

Area: **Legacy**

Listing Date: **10/04/24**

List Price: **\$535,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **2,852 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level**
Park Feat: **Double Garage Detached**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`8"
Kitchen	Main	13`3" x 8`2"
4pc Bathroom	Upper	9`3" x 4`11"
Bedroom	Upper	9`2" x 11`0"
Bedroom - Primary	Upper	13`2" x 11`8"

Room	Level	Dimensions
Dining Room	Main	15`4" x 9`9"
Living Room	Main	13`10" x 16`11"
4pc Ensuite bath	Upper	5`5" x 7`7"
Bedroom	Upper	9`4" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513225

Zoning:
R-2M

Remarks

Pub Rmks: **STUNNING END UNIT WITH DOUBLE DETACHED GARAGE AND NO CONDO FEES! Discover modern living at its finest in this beautifully updated end-unit townhome in the vibrant community of Legacy. Offering the perfect combination of style, space, and convenience—without the added cost of condo fees—this home is designed for families who value both comfort and functionality. Step into the bright and open main floor, featuring a stunning, modern kitchen that has been recently updated with quartz countertops, a sleek stone backsplash, and a custom hood fan. The extended flat island is perfect for casual dining or hosting friends. The spacious family room offers plenty of room for relaxation, complemented by the rich warmth of engineered hardwood flooring throughout. Upstairs, the primary bedroom is a private retreat with its own 4-piece ensuite, while two additional large bedrooms and another 4-piece bath provide ample space for family or guests. The upper level also features a built-in desk, ideal for a homework station or home office. Outside, the sunny backyard deck is perfect for entertaining, and the double detached garage adds both convenience and extra storage. Plus, the undeveloped basement provides a fantastic head start for your vision, with a bedroom already framed and drywalled—an exciting opportunity to create additional living space tailored to your needs! This home has been meticulously maintained and is in a prime location close to schools, shopping, restaurants, walking/biking pathways, and more.**

Inclusions: **shelving in garage along wall**
Property Listed By: **RE/MAX Landan Real Estate**

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









