



THE
A-TEAM

**RE/MAX
FIRST**

294 LEGACY VILLAGE Way, Calgary T2X 0Y9

MLS®#: **A2179295** Area: **Legacy** Listing Date: **11/14/24** List Price: **\$520,000**
 Status: **Active** 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: **2,303 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,475**
 Low Sqft:
 Ttl Sqft: **1,475**

DOM
37
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In,Few Trees,Low Maintenance Landscape**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Dog Run** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Double Vanity,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`11"	Dining Room	Main	15`7" x 6`2"
Kitchen	Main	13`7" x 11`9"	Living Room	Main	13`10" x 17`3"
4pc Bathroom	Second	9`6" x 5`0"	4pc Ensuite bath	Second	5`0" x 8`0"
Bedroom	Second	9`7" x 11`4"	Bedroom	Second	9`6" x 11`4"
Bedroom - Primary	Second	13`7" x 11`9"	Bedroom	Basement	12`9" x 12`3"
Bedroom	Basement	7`9" x 15`1"	Laundry	Basement	8`6" x 7`7"
Furnace/Utility Room	Basement	8`3" x 16`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1513225;31;2

Remarks

Pub Rmks: **Welcome to this beautiful townhome in the highly sought-after community of Legacy, SE Calgary. With 5 bedrooms and 2.5 bathrooms, this 1,475 sq. ft. home offers the perfect balance of space, style, and comfort, making it an ideal choice for growing families or those who love to entertain. The open-concept main floor features a light-filled living and dining area that flows seamlessly into the kitchen, perfect for gatherings. The modern kitchen boasts plenty of counter space, a functional layout, and high-quality finishes, making cooking and entertaining a breeze. Upstairs, you'll find three spacious bedrooms, including a large master suite with ample closet space. The partially finished basement offers two additional bedrooms—ideal for guests, a home office, or a playroom Step outside into your private backyard, offering a generous space for outdoor activities, or relaxing. The large backyard provides ample room for kids to play or for hosting summer barbecues. Located in Legacy, this home is just minutes from major highways, shopping, schools, and a wealth of parks and amenities. Enjoy easy access to all that Calgary has to offer, with convenience at your doorstep. With NO CONDO FEES, this townhome provides all the benefits of homeownership with none of the drawbacks. Don't miss out on this rare opportunity—schedule your viewing today!**

Inclusions: **Negotiable**
Property Listed By: **RE/MAX Real Estate (Central)**

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









