



THE
A-TEAM

**RE/MAX
FIRST**

29 LEGACY Path, Calgary T2X 4H9

MLS® #: **A2181762**

Area: **Legacy**

Listing Date: **12/04/24**

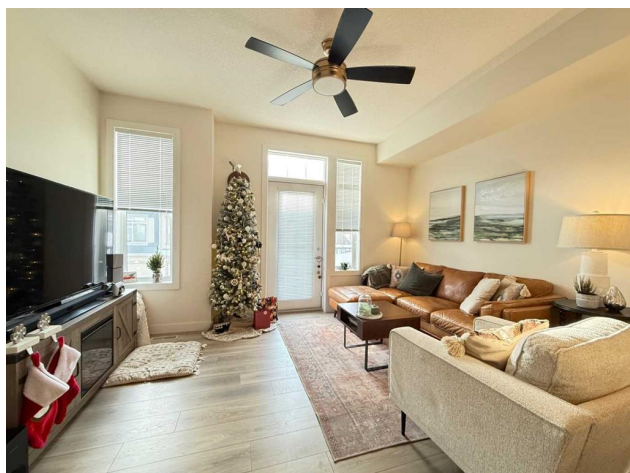
List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **807 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached, Garage Door Opener**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`9" x 14`2"	Dining Room	Main	8`6" x 10`6"
Kitchen	Main	16`8" x 8`8"	2pc Bathroom	Main	5`1" x 5`0"
Balcony	Main	10`10" x 6`0"	Walk-In Closet	Upper	5`6" x 3`5"
Bedroom - Primary	Upper	11`0" x 10`4"	Walk-In Closet	Upper	5`6" x 3`6"
4pc Ensuite bath	Upper	7`1" x 7`10"	Laundry	Upper	3`3" x 3`2"

Bedroom
Walk-In Closet
Entrance

Upper
Upper
Lower

9`11" x 10`6"
5`1" x 3`3"
6`8" x 3`2"

4pc Bathroom
Furnace/Utility Room

Upper
Lower

7`8" x 7`0"
8`10" x 3`3"

Legal/Tax/Financial

Condo Fee:
\$262

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: 1811229

Remarks

Pub Rmks: **Welcome to Legacy Commons, where modern living meets serene surroundings in the vibrant community of Legacy, Calgary. This beautiful 2-bedroom townhouse offers a low-maintenance lifestyle with all the comforts and conveniences you desire. Step inside and be greeted by the bright, welcoming, and tranquil design of the main floor. The open-concept layout flows seamlessly, with beautifully complementary flooring throughout the main level. The kitchen features sleek stainless steel appliances, including an electric stove, white-washed cabinets with silver hardware, and upgraded countertops with a double under-mount sink, creating a clean and contemporary space. Off the kitchen, you'll find a modern 2-piece powder room for added convenience. The spacious dining room provides plenty of room for entertaining guests and leads into the sun-soaked living room. Plus, direct access to your private balcony offers the perfect spot to enjoy summer nights under the stars. Upstairs, both bedrooms feature their own 4-piece ensuite bathrooms, meticulously maintained and thoughtfully designed. The primary bedroom is a true retreat with two walk-in closets, ensuring ample storage space. The second bedroom also offers a generous closet, and the upstairs laundry adds to the home's practicality. Legacy Commons is a well-designed complex with landscaped grounds, walking paths, and benches for year-round enjoyment. Surrounded by picturesque parks and ponds, it's perfect for leisurely strolls and outdoor activities. Just a short walk away, you'll find numerous amenities, shopping options, and trendy restaurants, offering everything you need right at your doorstep. With quick access to Macleod Trail, commuting to downtown Calgary and beyond is easy. Experience the perfect blend of comfort, style, and convenience in this delightful townhouse. Schedule your viewing today and discover your new home in the heart of Legacy!**

Inclusions:
Property Listed By: **n/a
Real Estate Professionals Inc.**

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

