



THE
A-TEAM

**RE/MAX
FIRST**

112 LEGACY Path, Calgary T2X 4H9

MLS®#: **A2195795** Area: **Legacy** Listing Date: **02/19/25** List Price: **\$470,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **929 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,256**
 Low Sqft:
 Ttl Sqft: **1,256**

DOM

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

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,City Lot,Cleared,Landscaped,Lawn,Level,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Stone,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Storage,Vinyl Windows,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Main	15`1" x 3`3"
2pc Bathroom	Second	4`11" x 5`1"
Dining Room	Second	7`11" x 10`7"
Bedroom	Third	10`1" x 10`6"
4pc Ensuite bath	Third	7`6" x 7`1"

Room	Level	Dimensions
Foyer	Main	4`0" x 8`0"
Kitchen	Second	16`7" x 10`7"
Living Room	Second	11`1" x 14`1"
Bedroom - Primary	Third	16`3" x 10`5"
4pc Ensuite bath	Third	7`8" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$258

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1811229**

Remarks

Pub Rmks: **Discover this beautifully maintained 2-bedroom, 2.5-bathroom townhome in the highly sought-after community of Legacy, SE Calgary. Situated in a quiet and family-friendly neighborhood, this home offers modern design, a functional layout, and unbeatable convenience. As you step inside, you'll be welcomed by a bright and spacious open-concept living area. The gourmet kitchen features sleek cabinetry, ample counter space, stainless steel appliances, and a large island, making it perfect for meal preparation and entertaining. The living and dining areas flow seamlessly onto your private deck, offering an ideal outdoor retreat. Upstairs, you'll find two generously sized primary bedrooms, each with its own ensuite bathroom, providing privacy and comfort. The upper level also includes a convenient laundry area. Additional highlights include a double-car garage and walking distance to a variety of amenities, including COBS Bread Bakery, Domino's Pizza, BrightPath Child Care, Legacy Dental Care, BK Liquor, The Canadian Brewhouse, Tommy Gun's Original Barbershop, Winners, Tim Hortons, a local registry office, and F45 Training. Enjoy easy access to Macleod Trail, Stoney Trail, and Deerfoot Trail, making commuting effortless. Legacy offers a vibrant community with parks, walking paths, and all essential services nearby. This is a rare opportunity to own a stunning home in one of Calgary's most desirable communities.**

Inclusions: **All window coverings**
Property Listed By: **Brilliant Realty**

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









