



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**317 LEGACY Point, Calgary T2X 3Z3**

MLS®#: **A2205807**

Area: **Legacy**

Listing Date: **03/28/25**

List Price: **\$519,900**

Status: **Active**

County: **Calgary**

Change: **+\$20k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **1,280 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,748**  
Low Sqft:  
Ttl Sqft: **1,748**

DOM

**24**

Layout

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

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction:  
**Stone,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: <b>\$371</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-1</b>	
Legal Desc:	<b>1611559</b>				

Remarks

Pub Rmks:

**Welcome to this stunning 3-bedroom condo in the sought-after community of Legacy! This beautifully designed home features a functional layout, modern finishes, and an unbeatable location. The ground floor includes a spacious entryway and a versatile den, perfect for work or play. Upstairs, the open-concept main floor boasts a stylish kitchen with stainless steel appliances, a bright dining area leading to the back deck with a gas BBQ hookup, and a sunlit living room that opens onto a front deck. The upper level offers three spacious bedrooms, including a luxurious master suite with a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom is conveniently shared by the other two bedrooms. Enjoy the convenience of FOUR parking spots—two in the garage and two on the driveway—plus visitor parking nearby. Nestled in a quiet area, this home has access onto a scenic nature reserve with a walking path leading to a peaceful creek. Shopping, dining, schools, playgrounds, and two large ponds are within walking distance, with easy access to Macleod and Deerfoot Trail. Don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions:

N/A

Property Listed By:

CIR Realty

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



















