

# \$474,900 - 411 Legacy Village Way Se, Calgary

MLS® #A2208056

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,668 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

**\*\* Please click "Videos" for 3D tour \*\***

Welcome to a one owner townhouse, close to all schools & all the great amenities in very desirable Legacy! Amazing features include:

3 bedrooms, 2.5 bathrooms, 1668 sq ft, 2 decks/balconies (1 BBQ gas line), insulated/drywalled double attached garage, den on entry floor (could be a 4th bedroom), granite countertops throughout, upgraded SS appliances, main floor laundry, en suite bathroom, 9ft ceilings and much more!

Location is 10 out of 10 - south views off your back deck, lots of additional parking right out front your unit (and visitor parking in the complex), bus stop close by, all amenities & schools within walking distance and very easy access to Stoney Trail/MacLeod Trail/Deerfoot Trail! Pride in ownership and move-in ready! Measurements - Entry level - 241 sq ft, 2nd floor - 703 sq ft, 3rd floor - 724 sq ft. LOW LOW CONDO FEE - \$370.81.

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208056  |
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,668     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2021          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 411 Legacy Village Way Se |
| Subdivision | Legacy                    |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2X 3Z3                   |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Visitor Parking                                |
| Parking Spaces | 2                                              |
| Parking        | Double Garage Attached, Insulated, See Remarks |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Walk-In Closet(s), Granite Counters, No Smoking Home                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony                                                       |
| Lot Description   | Landscaped, Lawn, Low Maintenance Landscape                   |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame, Cement Fiber Board, Concrete, Stone |
| Foundation        | Poured Concrete                                               |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 18th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 131 |
| Zoning         | M-1 |
| HOA Fees       | 36  |
| HOA Fees Freq. | ANN |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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