

# \$447,500 - 41 Legacy Path Se, Calgary

MLS® #A2198631

**\$447,500**

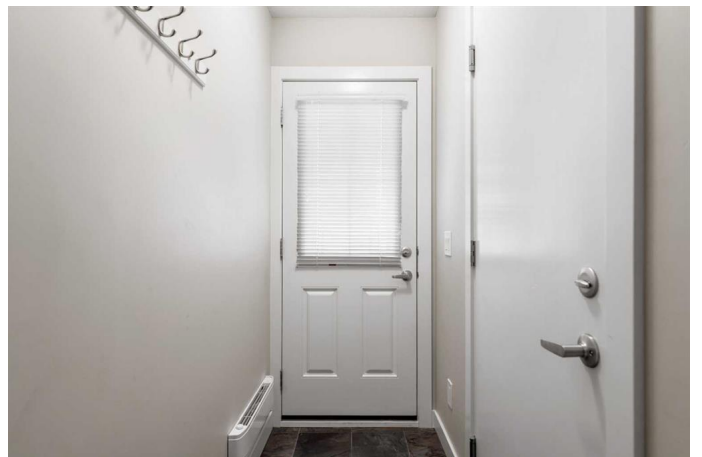
2 Bedroom, 3.00 Bathroom, 1,262 sqft  
Residential on 0.02 Acres

Legacy, Calgary, Alberta

\*\*\* \$1000 paint allowance offered after conditions are waived \*\*\*Welcome to this beautiful and modern 2-bedroom, 2.5-bathroom home located in the vibrant and family-friendly community of Legacy. Walking in, you're welcomed into the entry-level foyer, which provides access to your own double attached tandem garage. From here, head up to the main level, where an inviting open floorplan blends the kitchen, living room, and dining area together seamlessly.

The main level features stylish and durable vinyl flooring throughout, creating a cohesive and contemporary feel. The well-appointed kitchen is complete with built-in appliances, a spacious kitchen island, quartz countertops, and ample counterspace â€” ideal for meal preparation and entertaining. The living room offers a comfortable place to relax, with access to your private balcony that fills the space with natural light, creating a bright and airy atmosphere. Completing the main floor is a convenient 2-piece bathroom.

Upstairs, soft carpet flooring leads you to the homeâ€™s two bedrooms. The first bedroom offers versatility, making it perfect for a childâ€™s room, guest room, or home office with its own 4-piece ensuite bathroom. The spacious primary bedroom features two walk-in closets and a large window that allows sunlight to brighten the space. The primary bedroom also includes a 4-piece ensuite



bathroom with quartz countertops for a touch of luxury. Adding to the upper floor's convenience is the in-suite laundry area, complete with a stacked washer and dryer.

This charming condo offers everything you need, paired with the incredible amenities that Legacy has to offer. Enjoy living within walking distance to numerous shops, restaurants, and services. The community also features multiple playgrounds, scenic walking paths, and parks. Legacy is home to All Saints High School, along with several other schools, making it an ideal location for families. With quick access to Macleod Trail, commuting is simple and efficient, and nearby golf courses provide even more recreational options.

Don't miss your chance to call this wonderful property your new home!

Built in 2018

### **Essential Information**

MLS® #	A2198631
Price	\$447,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address 41 Legacy Path Se

Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	27
Zoning	M-2
HOA Fees	30
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.