



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**166 Legacy Common SE
Calgary, Alberta**

MLS # A2296808



\$525,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), High Ceilings		

Inclusions: n/a

Welcome to this beautifully appointed townhome, perfectly situated on a quiet street in the highly sought-after community of Legacy. Offering a seamless blend of comfort, style, and functionality, this home is ideal for modern living. The open-concept main floor is bright and inviting, featuring 9-foot ceilings and large windows that flood the space with natural light. The thoughtfully designed layout connects the kitchen, dining, and living areas—perfect for both everyday living and entertaining. A well-placed half bathroom is conveniently located near the rear entrance for added practicality. Step outside to your west-facing deck, ideal for enjoying sunny afternoons and evening relaxation, while the double garage provides both convenience and ample storage. Upstairs, you’ll find two spacious primary bedrooms, each offering generous closet space—perfect for roommates, guests, or a flexible family setup—along with two full bathrooms for added comfort and privacy. In this area, there is also a nice sized flex room. The fully developed basement expands your living space even further, featuring a large recreation room, an additional bedroom, and a full bathroom—ideal for guests, a home office, or a private retreat. Located just minutes from shopping, schools, parks, and transit, this home offers exceptional value in one of Calgary’s most vibrant and growing communities.