



**393 Legacy Boulevard SE  
Calgary, Alberta**

**MLS # A2308255**



**\$512,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy                     |               |                   |
| <b>Type:</b>     | Residential/Other          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.               | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | R-2M |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters               |                   |      |

**Inclusions:** N/A

No condo fees. Beautiful townhome in the sought-after community of Legacy, offering just under 1,500 sq ft of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms, and a single detached garage. The bright, open-concept layout that makes this home feel warm, functional, and inviting. The main floor is designed for everyday living and entertaining, featuring 9-foot ceilings, large windows that fill the space with natural light, and stylish modern finishings throughout. The spacious kitchen, complete with quartz countertops, stainless steel appliances, ample cabinetry, a pantry cabinets, and a large island perfect for gathering with family and friends. The adjoining dining and living areas flow seamlessly together, creating a comfortable space to relax or host guests. Upstairs, you’ll find three well-sized bedrooms including a spacious primary retreat with its own full ensuite bathroom and generous closet space. Two additional bedrooms, another full bathroom, complete the second floor. Step outside to enjoy the west-facing backyard, fully landscaped and fenced, enjoy summer evenings in the sun. The single detached garage and additional street parking add convenience and functionality. Located in the award-winning community of Legacy, this home is surrounded by walking paths, parks, playgrounds, schools, shopping, restaurants, and transit access, with easy connections to major roadways and a quick commute throughout the city.