



**166 Legacy Common SE
Calgary, Alberta**

MLS # A2312073



\$509,000

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: none

Welcome to a home that truly stands out in Legacy — offering the comfort and convenience you want with no condo fees and no compromises. This thoughtfully designed townhome combines functional living space, a fully developed basement, and the everyday practicality of a double attached garage. Step inside to a bright and inviting open-concept main floor featuring 9-foot ceilings and large windows that fill the home with natural light. The seamless flow between the kitchen, dining, and living areas creates a space that feels both comfortable and easy to maintain — perfect for busy lifestyles, entertaining friends, or relaxing at home. One of the biggest advantages of this property is the freedom that comes with no monthly condo fees, giving you greater independence and long-term value while still enjoying the benefits of a well-designed community setting. Upstairs, you’ll find two spacious primary bedrooms, each complete with its own private ensuite bathroom, offering ideal flexibility for families, guests, roommates, or a home office setup. An additional flex space provides even more versatility for work, study, or a cozy reading nook. The fully finished basement adds exceptional extra living space with a large recreation room, third bedroom, and full bathroom — perfect for guests, teenagers, a media room, gym, or quiet retreat. Outside, enjoy your private west-facing yard, ideal for soaking up afternoon sun, entertaining, or giving kids and pets room to play safely. The double attached garage offers secure parking, additional storage, and welcome convenience during Calgary winters. Located close to schools, parks, shopping, and transit, this home offers the perfect blend of space, function, and affordability — all without condo fee