



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

422 Legacy Village Way SE  
Calgary, Alberta

MLS # A2317505



**\$495,000**

|           |                                                  |        |                   |
|-----------|--------------------------------------------------|--------|-------------------|
| Division: | Legacy                                           |        |                   |
| Type:     | Residential/Five Plus                            |        |                   |
| Style:    | 2 Storey                                         |        |                   |
| Size:     | 1,349 sq.ft.                                     | Age:   | 2014 (12 yrs old) |
| Beds:     | 3                                                | Baths: | 2 full / 1 half   |
| Garage:   | Alley Access, Off Street, On Street, Parking Pad |        |                   |
| Lot Size: | 0.06 Acre                                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Private        |        |                   |

|             |                                       |            |      |
|-------------|---------------------------------------|------------|------|
| Heating:    | Forced Air                            | Water:     | -    |
| Floors:     | Carpet, Linoleum                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                       | Condo Fee: | -    |
| Basement:   | Full                                  | LLD:       | -    |
| Exterior:   | Wood Frame                            | Zoning:    | R-2M |
| Foundation: | Poured Concrete                       | Utilities: | -    |
| Features:   | Breakfast Bar, Kitchen Island, Pantry |            |      |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

UNMATCHED VALUE WITH NO CONDO FEES AND EXTRA DEEP LOT. Unlike standard narrow, with no depth, townhomes, 422 Legacy Village Way boasts a rare 129+ ft deep lot (2,600sq. ft). This gives you a massive, fully fenced backyard for the kids and pets, PLUS plenty of remaining space to build a detached garage off the back lane with room to spare! With more than enough room for a garden or dream backyard oasis, this can't be overlooked. The bright, open-concept main floor features a spacious living room, a modern kitchen and powder room, ideal for entertaining. Upstairs, you'll find a generously sized primary suite with two side-by-side closets and a private 4-piece ensuite. Two additional large bedrooms and a second 4-piece bathroom ensure plenty of space for kids, guests, or a home office. The unfinished basement with large egress windows and rough-in plumbing offers an incredible blank canvas to build instant equity by designing a future recreation room or fourth bedroom. Prime location: just steps from parks, walking paths, shopping, and top-tier schools; this home packs unmatched market value into one incredible package."