



**340 Legacy Point SE**  
**Calgary, Alberta**

**MLS # A2317842**



**\$478,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,722 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Wooden custom shelving & heater in the garage

Welcome to this impeccable 3-level townhome located in the Estate area of Legacy, with access to the beautiful Legacy environmental reserve just a few steps away. This very quiet complex has shopping, transit and schools nearby. As you enter from either the heated double-attached garage or the front door, the ground floor features a flex room, perfect for a guest, a home office or exercise area, and provides easy access to the furnace, newer hot water tank, and water softener. There is also a spacious mud room. The stairs lead up to a 2-piece bath and a pantry, and to your right, you enter a lovely, bright, open area with 9' ceilings! The kitchen, breakfast island, and upgraded appliances are nestled between the dining room and the living room. High-quality, pre-engineered laminate is used throughout. The top floor features two large bedrooms, each with a 4-piece bathroom and a walk-in closet. This floor has brand-new top-quality carpet, with 60oz thick underlay. The laundry is also conveniently on this level. Whether you enjoy the sunshine or not, a north- and south-facing balcony will let you enjoy this home, whatever the weather!