



**GRASSROOTS**  
REALTY GROUP

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2108, 740 Legacy Village Road SE  
Calgary, Alberta

MLS # A2319545



**\$367,395**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,024 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, See Remarks, Silent Floor Joists	<b>Zoning:</b>	M2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Garbage Collection, High Speed Int
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	A/C, Blinds		

Amazing New Condo in Legacy Park Encore – The Ashley Plan by Brad Remington Homes. Discover modern living in this beautifully crafted 2-bedroom, 2-bathroom end unit condo in the community of Legacy. Designed with comfort and style in mind, the open-concept layout features 9-foot ceilings, luxury vinyl plank flooring, and air conditioning for summer comfort. The kitchen is stylish and super functional, complete with island, quartz countertops, soft-close cabinetry, and a full stainless steel appliance package – fridge, stove, built-in dishwasher, over-the-range microwave, plus a convenient in-suite washer & dryer. The primary suite offers a private ensuite, while both bathrooms feature sleek tile flooring for a modern touch. Added perks include a south facing balcony, a titled underground parking stall, individual storage unit, window coverings, and in-suite laundry. Step outside and enjoy Legacy Park Encore's unbeatable location, walking distance to green space, regional bike paths, schools, shopping & dining and transportation. This amazing condo provides incredible value with everything you need right at your doorstep! Whether you're a first-time buyer, looking to downsize, or seeking a smart investment opportunity, this exceptional condo combines style, comfort, and convenience in a thriving community. May qualify for GST rebates!