

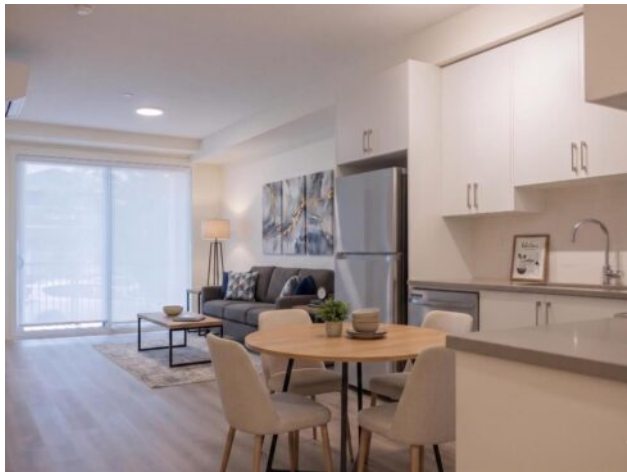


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3105, 740 Legacy Village Road SE
Calgary, Alberta

MLS # A2320361



\$307,900

Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, See Remarks, Silent Floor Joists	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Garbage Collection, High Speed Int
Features:	Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	A/C, blinds		

Amazing New Condo in Legacy Park Encore – The Dakota 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 northeast 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 rebate(s) of up to \$14,662.