



114 Legacy Path SE
Calgary, Alberta

MLS # A2320704



\$399,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,244 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional 2-bedroom, 2.5-bathroom townhome with an attached tandem garage, located in Legacy Path by Trico Homes. Situated in the highly sought-after community of Legacy, this beautifully maintained home offers the perfect blend of comfort, style, and convenience. Enjoy easy access to major roadways, nearby amenities, scenic walking paths, parks, and the new K‐9 school just steps away. The bright and inviting main living level features 9-foot ceilings, large windows that flood the space with natural light, and durable laminate flooring throughout. The contemporary kitchen is thoughtfully designed with granite countertops, stainless steel appliances, upgraded cabinetry, and a convenient flush eating bar, making it ideal for both everyday living and entertaining. The open-concept layout seamlessly connects the kitchen to the spacious dining area and living room, creating a functional and welcoming space. Step outside to the private rear balcony with gas line, perfect for morning coffee or evening BBQs. Upstairs, you'll find two generously sized primary bedrooms, each complete with its own walk-in closet and private 4-piece ensuite bathroom, offering an ideal setup for professionals, roommates, guests, or family members seeking additional privacy. Upper-level laundry adds everyday convenience. The attached tandem garage provides ample space for two vehicles, storage, or recreational equipment, while the rear patio and shared green space offer additional outdoor enjoyment. Residents of Legacy enjoy access to an abundance of community amenities, including parks, playgrounds, extensive pathway systems, and nearby shopping and dining at Legacy Village, featuring medical services, retail stores, restaurants, and everyday conveniences. This is an outstanding opportunity to own a stylish and functional

home in one of Calgary's most desirable and rapidly growing communities. Book your private showing today.