



GRASSROOTS
REALTY GROUP

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2206, 740 Legacy Village Road SE
Calgary, Alberta

MLS # A2324869

\$339,900



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Silent Floor Joists	Zoning:	M2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	A/C, Window coverings		

Welcome to Legacy Park Encore, where modern design meets everyday comfort. Built by Brad Remington Homes, this condo offers a thoughtfully designed 2-bedroom, 2-bathroom layout that's perfect for first-time buyers, downsizers, or investors. Inside, you'll find an open-concept floor plan featuring 9-foot ceilings, luxury vinyl plank flooring, plush carpet in the bedrooms, and air conditioning for year-round comfort. The stylish kitchen is both beautiful and functional, complete with quartz countertops, a central island, soft-close cabinetry, and stainless steel appliances. The spacious primary bedroom features its own private ensuite. Additional highlights include a private balcony, titled underground parking stall, assigned storage locker, window coverings, and in-suite laundry. Located in the heart of Legacy, one of southeast Calgary's most sought-after master-planned communities, this home offers the perfect balance of peaceful natural surroundings and everyday urban convenience. Enjoy walking access to parks, scenic pathways, schools, shopping, restaurants, and transit, making it easy to embrace the connected lifestyle that has made Legacy one of Calgary's most desirable places to call home. Offering quality craftsmanship, modern finishes, and an exceptional location, this is a fantastic opportunity to own in one of Calgary's premier communities. Book your showing today!