



GRASSROOTS
REALTY GROUP

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334 Legacy Village Way SE
Calgary, Alberta

MLS # A2327232



\$489,900

Division:	Legacy		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Rear Drive, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Proud to present this exceptional, move-in-ready (NO CONDO FEES) Townhouse in the award-winning south Calgary community of Legacy. Built in 2016, this beautifully maintained, two-storey home offers 1,454 square feet of fully CENTRAL Air-Conditioned living space with zero condo fees, making it an incredible opportunity for families and professionals alike. The main level features a SPACIOUS OPEN FLOORPLAN including LARGE LIVING ROOM, Dedicated Dining Area, illuminated by bright vinyl windows and elevated by elegant SPACIOUS KITCHEN with Tons of Counter Space and crown molding. The heart of the home boasts a modern kitchen with QUARTZ COUNTERS, a functional breakfast bar, and a premium SS appliance package. The well-designed top floor holds THREE UPPER-LEVEL BEDROOMS and two full bathrooms, including a private ensuite attached to the primary bedroom. Kept in pristine condition, this IMPECCABLE NO-ANIMAL, NO-SMOKING HOME preserves high-quality flooring including plush carpet, ceramic tile, and durable vinyl plank. Step out the back door to a PRIVATE FENCED YARD & DECK featuring a low-maintenance landscape that is ideal for outdoor relaxation. Complete with 2 CAR GRAVEL PARKING PAD in the rear and an UNFINISHED BASEMENT WITH ROUGH-IN for a future bathroom, this home offers incredible value and massive potential. Perfectly situated just steps from parks, playgrounds, schools, extensive Greenspaces and walking paths, you are minutes away from premier shopping at Legacy Corner and the massive Township Shopping Centre, with excellent Calgary Transit options and quick access to Macleod Trail. Immediate possession is available, and a 3D/VIRTUAL TOUR LINK AVAILABLE ON LISTING allows you to explore the property instantly. Call your favourite realtor now to

schedule a private viewing.