



GRASSROOTS
REALTY GROUP

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187 Legacy Common SE
Calgary, Alberta

MLS # A2333061



\$394,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,374 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 279
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained townhouse in the heart of Legacy, offering nearly 1,400 sq. ft. of thoughtfully designed living space and an ideal layout for first-time buyers, young families, professionals or roommates. Tucked away on a quiet residential street with plenty of street parking, this home is just a short walk to the new K-9 Calgary Catholic school, parks, pathways and all the amenities that make Legacy one of Calgary's most sought-after family communities. The bright and functional main floor is finished with LUXURY VINYL PLANK FLOORING and features an L-shaped kitchen designed for both everyday living and entertaining. You'll appreciate the QUARTZ countertops, stylish two-toned cabinetry, modern tile backsplash, UPGRADED APPLIANCES and generous workspace. The open-concept layout flows seamlessly into the dining and living areas, while a convenient 2-piece powder room completes the main level. Upstairs, you'll find two spacious primary-style bedrooms, each offering the privacy of its own walk-in closet and full ensuite finished with quartz countertops. The primary suite also features a CUSTOM BUILT-IN CLOSET SYSTEM for exceptional organization. Convenient upper-floor laundry makes everyday living even easier. The lower level welcomes you with a versatile FLEX ROOM that can easily adapt to your lifestyle as a home office, fitness room, children's play space or hobby area. The oversized single attached garage offers plenty of room for a larger vehicle plus bikes, seasonal gear or additional storage, while the full-length driveway provides parking for a second vehicle. Additional features include a WATER SOFTENER, ceiling fans for improved airflow and a BBQ gas line, making outdoor grilling a breeze. Combining modern finishes, an exceptional floor plan and an unbeatable location in the award-winning community of Legacy,

this move-in ready home is one you won't want to miss.