



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2401, 740 Legacy Village Road SE
Calgary, Alberta

MLS # A2336122

\$344,400



Division:	Legacy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 369
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters		

Inclusions: n/a

Discover Legacy Park, a charming complex nestled in this beautiful SE community. This top floor corner unit offers over 800 sq. ft. of thoughtfully designed living space, featuring 2 bedrooms, 2 full bathrooms, a titled, secure underground parking stall, and an assigned storage locker. Step inside to a bright, open-concept layout with an airy living room where large windows flood the space with natural light. The modern kitchen showcases stylish cabinetry, quartz countertops, and upgraded stainless steel appliances. Step outside through sliding doors to your spacious private balcony, perfect for summer BBQs or relaxing evenings. The home includes two generously sized bedrooms, including a primary suite complete with a 4-piece ensuite. A second full 4-piece bathroom and convenient in-suite laundry add to the home's functionality. Numerous upgrades enhance this home, including appliances, cabinetry, flooring, electrical, and plumbing. The underground parkade provides secure and convenient parking. Ideally located in a sought-after neighborhood, you'll be close to schools, shopping, restaurants, playgrounds, and more, with easy access to Stoney Trail and Macleod Trail for a smooth commute. Whether you're looking for a comfortable place to call home or a smart investment opportunity, this property delivers. Book your private viewing today!