

321 Legacy Point SE
Calgary, Alberta

MLS # A2209707



\$489,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,701 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: none

Welcome to this stylish and well-cared-for townhome in the vibrant community of Legacy. With three bedrooms and three bathrooms, this home offers comfortable living in a location known for its green spaces, walking paths, schools, and growing amenities. The main level is open and inviting, anchored by a well-equipped kitchen featuring stainless steel appliances, granite countertops, and plenty of cabinet space. Whether you're cooking dinner or catching up over a glass of wine, this layout makes everyday living feel easy. Just off the kitchen, the dining area features one of two private balconies, perfect for dining al fresco. The spacious living room offers another balcony, ideal for relaxing with a morning coffee or enjoying the evening breeze. Upstairs, all three bedrooms are conveniently located along with a full bathroom and a dedicated laundry room—washer and dryer included. The primary bedroom includes a walk-in closet and a 4-piece ensuite with plenty of space to get ready for the day. On the lower level, a bright den and second entrance offer flexibility for a home office, workout area, or guest space. And just outside, the backyard with a patio gives you a place to grill, garden, or simply unwind. Tucked in a well-managed complex in Legacy, you'll enjoy the charm of tree-lined pathways, nearby schools, shops, and quick access to major routes. And with certified new home status, you can buy with confidence. Don't miss this fantastic opportunity—book your showing today!