

# \$529,000 - 115 Legacy Passage Se, Calgary

MLS® #A2222328

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

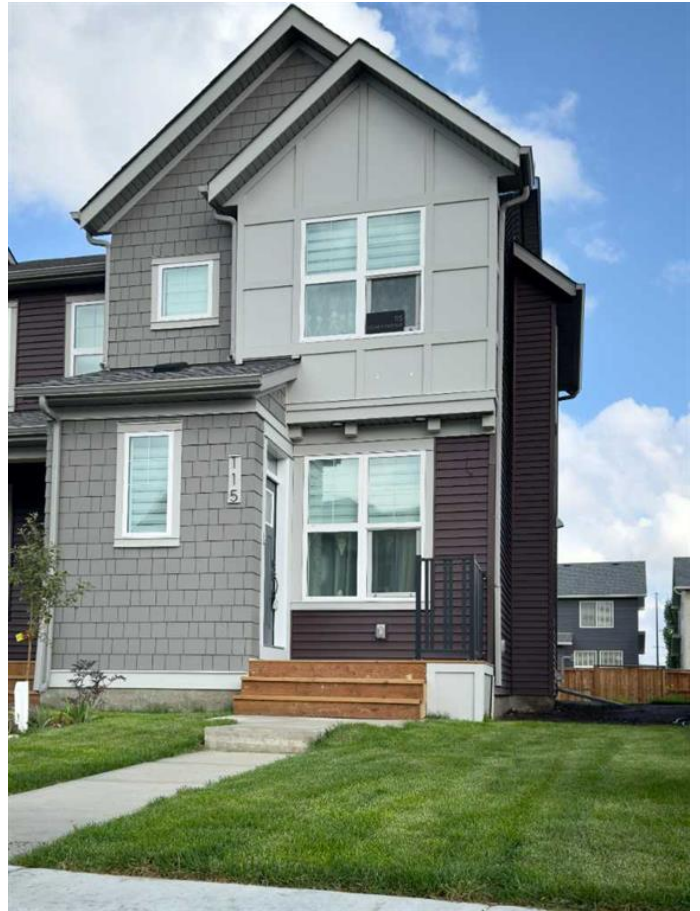
Residential on 0.06 Acres

Legacy, Calgary, Alberta

END UNIT - NO CONDO FEE! Welcome home to this beautifully maintained 2-storey townhome, built in 2024, has New Home Warranty. Step inside to discover a modern open-concept main floor, where the living, kitchen, and dining areas flow seamlessly over beautiful laminate flooring. The stylish kitchen is a chef's dream, featuring quartz countertops, a large island, and stainless steel appliances. A convenient half-bath completes this level. Upstairs you'll find a generously sized primary bedroom comes complete with a walk in closet and 4-pc ensuite bathroom. Two additional good sized bedrooms, 4 pc bath and laundry complete the upper floor. The backyard, with alley access, provides ample space and potential for a future double garage, workshop, or man cave. The Basement is fully framed, also electrical work is completed, featuring a large window and rough-in for a bathroom, giving you the opportunity to design a space that fits your needs. An easy walk to the shops, restaurants & services of Legacy Common and All Saints High School. The community features 15km of scenic pathways into the 300 acre Pine Creek Valley environmental reserve, numerous playgrounds, a community garden & public art. Easy access to MacLeod Trail & Stoney Trail allow you to get anywhere in the city easily

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2222328      |
| Price          | \$529,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,311         |
| Acres          | 0.06          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 115 Legacy Passage Se |
| Subdivision | Legacy                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 5L7               |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, No Neighbours Behind |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 73             |
| Zoning         | R-Gm           |
| HOA Fees       | 60             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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