

# \$399,900 - 1639 Legacy Circle Se, Calgary

MLS® #A2221902

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

QUICK POSSESSION available on this like new townhouse in the fast growing community of Legacy - just minutes from all amenities and easy access to Stoney Trail. Main floor features light shades of laminate flooring, two toned cabinets, upgraded GRANITE counters, SS appliances, 2 pc bath and a deck for your BBQ and chairs. Head upstairs where you find double masters with 4pc ensuites (one is larger) and walk-in closets. Laundry is tucked away nicely up stairs along with a good size linen closet. This bright and cheery south facing unit has lots of extra street parking right out front and a concrete patio for those sunny days of relaxing. We've refreshed with new paint throughout, capets cleaned and in move-in condition! Lastly a large tandem garage for 2 vehicles, or extra room for a home office gym or just storage! This quiet complex has low condo fees and is walking distance to pathways and just steps away from the new K-9 school scheduled to open next year. Don't miss out on this one, pop in for a peek today!

Built in 2018

## Essential Information

MLS® #	A2221902
Price	\$399,900
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1639 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X4B9

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	68
Zoning	M-2
HOA Fees	60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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