

# \$474,900 - 317 Legacy Point Se, Calgary

MLS® #A2224080

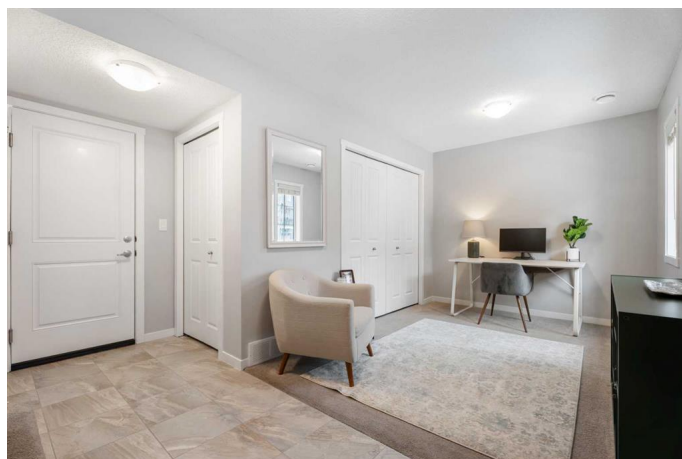
**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

Step into comfort and style with this beautifully appointed 3-bedroom condo, located in the highly desirable community of Legacy. Never again worry about there being a street parking spot available. This home not only has a double attached garage and close by Guest Parking, it is one of the only units in this complex that also has private parking for two vehicles on the driveway! The home itself provided both functionality and flair with a bright, open layout and high-quality modern finishes throughout. The ground level welcomes you with a spacious entryway and a flexible den—perfect as a home office, gym, or playroom. The main floor is perfect for entertaining, featuring a sleek kitchen with stainless steel appliances, a generous dining area that opens to a back deck with a gas BBQ hookup, and a light-filled living room that leads to a cozy front balcony. The upper floor features three generously sized bedrooms, including a serene master suite complete with a walk-in closet and private 4-piece ensuite. A second full bathroom serves the additional bedrooms, ideal for Family or guests. This quiet, well-maintained complex backs onto a peaceful nature reserve with scenic walking paths and a tranquil creek just moments away. Enjoy unbeatable walkability to shops, restaurants, playgrounds, schools, and two beautiful ponds. With quick access to both Macleod Trail and Deerfoot Trail, your commute or weekend adventure is always within easy reach. Don't miss your chance



to call this incredible home yoursâ€”book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2224080
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	317 Legacy Point Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z3

**Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Courtyard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 16th, 2025
Days on Market	11
Zoning	M-1
HOA Fees	36
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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