

\$450,000 - 245 Legacy Common Se, Calgary

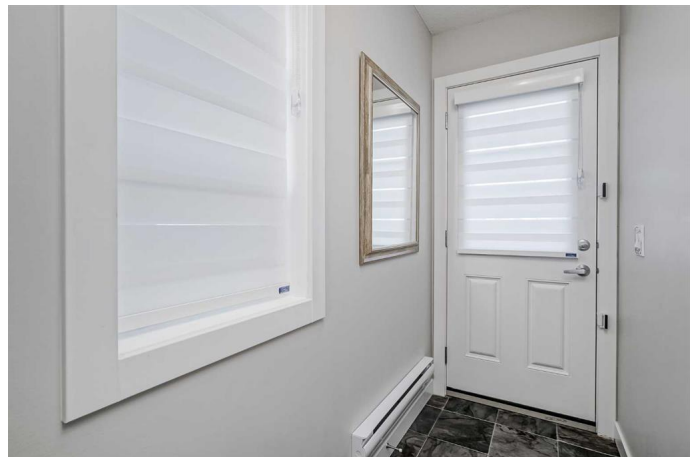
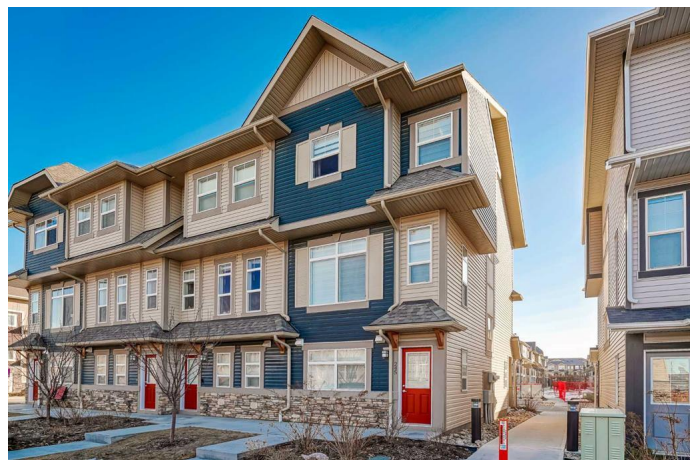
MLS® #A2201649

\$450,000

3 Bedroom, 3.00 Bathroom, 1,360 sqft
Residential on 0.03 Acres

Legacy, Calgary, Alberta

245 Legacy Common SE is a stylish end-unit townhouse in the heart of Legacy, offering three bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout. The entrance floor features a versatile flex room that can serve as a bedroom, office, or workout space. The modern kitchen is equipped with white cabinetry, quartz countertops, stainless steel appliances, and plenty of counter space, flowing seamlessly into the bright living and dining area. A striking feature wall in the living room adds a unique design element, enhancing the home's character. Upstairs, the home offers two spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Quartz countertops continue throughout the bathrooms, adding a sleek and cohesive touch. A full bathroom and a conveniently located laundry room complete the upper level. Outside, the home includes a front yard, and ample parking options with a single attached garage, an additional parking pad for a second vehicle, and convenient street parking right out front. Located just steps from shopping, restaurants, a gym, and other local amenities, this home offers both convenience and accessibility. With quick access to Macleod Trail and Stoney Trail, commuting is a breeze. Additionally, a new K-9 Catholic school is under construction across from the Legacy Commons complex, set to open in 2026. This move-in ready townhouse is an excellent opportunity to own in one of Calgary's



most sought-after communities. Book your showing today.

Built in 2020

Essential Information

MLS® #	A2201649
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	245 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-2
HOA Fees	36
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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