

# \$419,500 - 1639 Legacy Circle Se, Calgary

MLS® #A2221902

**\$419,500**

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	\$419,500
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	35
Zoning	M-2
HOA Fees	60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.