

\$549,000 - 115 Legacy Passage Se, Calgary

MLS® #A2222328

\$549,000

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	\$549,000
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	2
Zoning	R-Gm
HOA Fees	60
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.