



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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181 Legacy Common SE
Calgary, Alberta

MLS # A2241789



\$409,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 268
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this impeccably maintained 2-bedroom, 2.5-bathroom townhouse in the highly sought-after community of Legacy, in southeast Calgary. Built in 2021, this stylish and functional home offers over 1,200 sq. ft. of thoughtfully designed living space, perfect for first-time buyers, young professionals, or small families seeking more privacy than a condo provides. Enjoy a bright, open-concept main floor with 9-foot ceilings, luxury vinyl plank flooring, and large windows that fill the space with natural light. The kitchen features full-height modern cabinetry, stainless steel appliances, and a peninsula with a breakfast bar, ideal for casual dining or entertaining. A private balcony with a gas line offers the perfect spot for outdoor relaxation or BBQs. Upstairs, you'll find two generously sized bedrooms, each with walk-in closets, ensuite bathrooms, and large windows. The upper floor also includes laundry and an additional storage closet. The ground level includes a tandem attached garage, offering space for two vehicles or the flexibility to convert part of it into a gym, workshop, or home office. Located steps from walking paths, a nearby pond, playgrounds, and a local shopping plaza, this home combines comfort and convenience. Legacy also offers quick access to Macleod Trail, Stoney Trail, schools, and over 250+ retail and service businesses. Whether you're looking to invest in your first home or downsize to a low-maintenance lifestyle, this property checks all the boxes. Don't miss your opportunity, book your private showing today!