

# \$525,000 - 104 Legacy Point Se, Calgary

MLS® #A2206883

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,736 sqft

Residential on 0.04 Acres

Legacy, Calgary, Alberta

Top 10 Reasons Why You Should Buy This Home!

1. Immaculate Condition: Freshly Painted & Exceptionally well-maintained.
2. Modern Build: Built in 2019, offering contemporary design and up-to-date amenities.
3. Corner Lot Privacy: Enjoy the added privacy and quiet with only one shared wall.
4. Spacious Layout: Features one of the largest floor plans available with 3 large bedrooms, 3 bath, plus a sizable Den.
5. Premium Finishes: Quartz countertops throughout the home, including kitchen and all bathrooms, upgraded carpets, tile and numerous additional enhancements.
6. Central Air Conditioning: Stay comfortable all year round with built-in central AC.
7. Ample Parking: Includes an Attached 2-car garage with 4 total parking stalls.
8. Smoke-Free & Pet-Free: Ideal for buyers seeking a clean and allergen-friendly environment.
9. Near Nature: Close proximity to an environmental reserve, perfect for outdoor enthusiasts.
10. Quiet Location: Nestled in a tranquil area, ideal for peaceful living. And don't forget, you'll be living in Legacy, near Ponds, All Saints High School, Township Shopping Centre, playgrounds, and with easy access to McLeod Trail. Enjoy walking paths and nature views at the nearby environmental reserve, and a future elementary school.

Built in 2019



## Essential Information

MLS® #	A2206883
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

## Community Information

Address	104 Legacy Point Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X3Z3

## Amenities

Amenities	Snow Removal, Parking, Trash
Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

## Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, No Animal Home
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard
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Lot Description	Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	34
Zoning	M-1
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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