

# \$539,000 - 374 Legacy Village Way Se, Calgary

MLS® #A2236267

**\$539,000**

4 Bedroom, 4.00 Bathroom, 1,475 sqft

Residential on 0.09 Acres

Legacy, Calgary, Alberta

Offered at \$10 000 below the recently appraised value. Rare 4 Bedroom, 4 bathroom modern end-unit with fully finished basement and a large side yard and no condo fees.

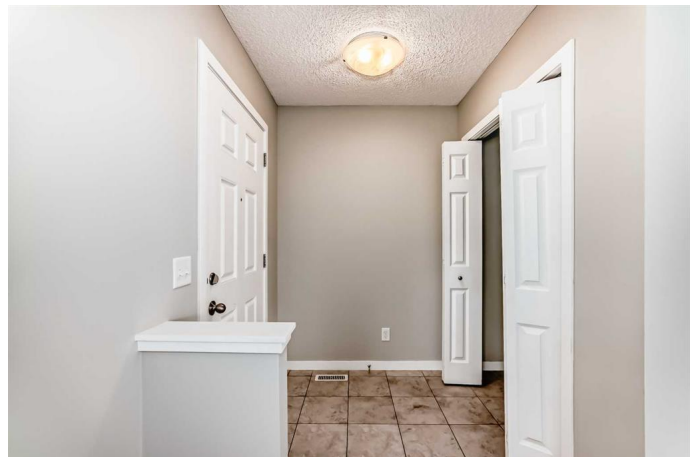
The open concept floor plan flows from entry way to living room, then dining room followed by the kitchen thoughtfully placed to all for maximum use of the space. You'll find quartz countertops, stainless steel appliances, and plenty of cabinet space – all set against a clean, modern palette that makes the whole space feel fresh and functional.

This home has additional side windows not found in other units, a charming bay window and open-concept main floor, the home is filled with natural light – especially in the mornings, when the sun greets the front of the house.

On the main floor you'll also find a half bathroom and a deck overlooking the backyard unlike any other in the complex. This end-unit townhome feels just a little bit bigger, a little bit brighter, and a lot more inviting. You have your own fenced private yard with a shed for your garden equipment.

Upstairs offers three comfortable bedrooms, including the primary bedroom with its own 3-piece ensuite and multiple closets. A second full bathroom rounds out the upper level for everyone else.

Need a little extra room? The fully finished basement offers the additional space you're looking for. A fourth bedroom, and another full 4-piece bathroom – ideal for



guests, teens, or a quiet home office. Also downstairs is the family room, utility and additional developed storage areas. There are two things that really set this home apart. Four bedrooms and four bathrooms with a fully developed basement as well as the large private side yard. Unlike most units, this one gives you extra outdoor space to garden, BBQ, or let the kids out to play. Right outside the front door is access to the popular nearby walking trails. Grocery, shopping and the high school are also just a short stroll away.

Built in 2015

### **Essential Information**

MLS® #	A2236267
Price	\$539,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,475
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	374 Legacy Village Way Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y9

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	12
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Greater Calgary Real Estate
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