

\$450,000 - 245 Legacy Common Se, Calgary

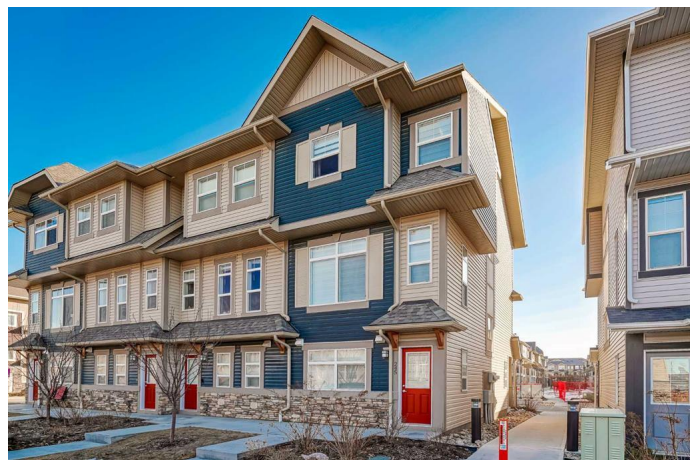
MLS® #A2201649

\$450,000

3 Bedroom, 3.00 Bathroom, 1,360 sqft
Residential on 0.03 Acres

Legacy, Calgary, Alberta

245 Legacy Common SE is a stylish end-unit townhouse in the heart of Legacy, offering three bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout. The entrance floor features a versatile flex room that can serve as a bedroom, office, or workout space. The modern kitchen is equipped with white cabinetry, quartz countertops, stainless steel appliances, and plenty of counter space, flowing seamlessly into the bright living and dining area. A striking feature wall in the living room adds a unique design element, enhancing the home's character. Upstairs, the home offers two spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Quartz countertops continue throughout the bathrooms, adding a sleek and cohesive touch. A full bathroom and a conveniently located laundry room complete the upper level. Outside, the home includes a front yard, and ample parking options with a single attached garage, an additional parking pad for a second vehicle, and convenient street parking right out front. Located just steps from shopping, restaurants, a gym, and other local amenities, this home offers both convenience and accessibility. With quick access to Macleod Trail and Stoney Trail, commuting is a breeze. Additionally, a new K-9 Catholic school is under construction across from the Legacy Commons complex, set to open in 2026. This move-in ready townhouse is an excellent opportunity to own in one of Calgary's



most sought-after communities. Book your showing today.

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2201649 |
| Price | \$450,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,360 |
| Acres | 0.03 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 245 Legacy Common Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4H9 |

Amenities

| | |
|----------------|---|
| Amenities | Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Off Street, Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |

| | |
|----------|------|
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | M-2 |
| HOA Fees | 36 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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