

# \$525,000 - 309 Legacy Boulevard Se, Calgary

MLS® #A2212992

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,441 sqft  
Residential on 0.06 Acres

Legacy, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday April 19 from 2-4 pm.\*\*\* Welcome to your next chapter in Legacy! This bright and beautifully maintained end-unit townhome delivers 1,440 sq ft of functional, feel-good living space â€” and guess what? No condo fees.

Step inside to a welcoming open-concept main floor where the kitchen steals the show with granite counters, full-height cabinets, stainless steel appliances, and a central island thatâ€™s made for morning coffee or evening catch-ups. The sunny west-facing backyard is perfect for soaking up the sun, and the large deck, flower beds, and fenced yard make it a great spot for summer evenings.

Upstairs, youâ€™ll find three roomy bedrooms, including a spacious primary with its own 4-piece ensuite. The unfinished basement is ready for whatever vision youâ€™ve got â€” home gym, office, extra living space, you name it. Out back, thereâ€™s a gravel parking pad for two, and in the front? Low-maintenance rock landscaping, so you can ditch the mower.

And the location? Directly across from a park, with schools, shopping, and major routes like Macleod Trail and Stoney Trail just minutes away.

If youâ€™re looking for a home thatâ€™s move-in ready with style, space, and serious



value â€” this is the one.

Built in 2014

**Essential Information**

MLS® #	A2212992
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	309 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

**Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	5
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

## Listing Details

Listing Office	KIC Realty
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