# \$509,900 - 317 Legacy Point Se, Calgary

MLS® #A2205807

## \$509,900

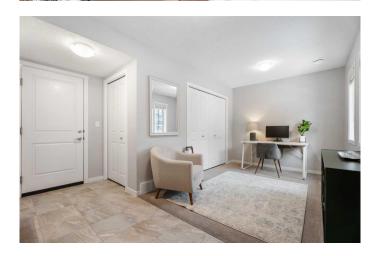
3 Bedroom, 3.00 Bathroom, 1,748 sqft Residential on 0.03 Acres

Legacy, Calgary, Alberta

Welcome to this stunning 3-bedroom condo in the sought-after community of Legacy! This beautifully designed home features a functional layout, modern finishes, and an unbeatable location. The ground floor includes a spacious entryway and a versatile den, perfect for work or play. Upstairs, the open-concept main floor boasts a stylish kitchen with stainless steel appliances, a bright dining area leading to the back deck with a gas BBQ hookup, and a sunlit living room that opens onto a front deck. The upper level offers three spacious bedrooms, including a luxurious master suite with a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom is conveniently shared by the other two bedrooms. Enjoy the convenience of FOUR parking spotsâ€"two in the garage and two on the drivewayâ€"plus visitor parking nearby. Nestled in a quiet area, this home has access onto a scenic nature reserve with a walking path leading to a peaceful creek. Shopping, dining, schools, playgrounds, and two large ponds are within walking distance, with easy access to Macleod and Deerfoot Trail. Don't miss out on this incredible opportunityâ€"schedule your viewing today!







Built in 2015

#### **Essential Information**

MLS® # A2205807 Price \$509,900 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,748

Acres 0.03

Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 317 Legacy Point Se

Subdivision Legacy
City Calgary

County Calgary

Province Alberta

Postal Code T2X 3Z3

#### **Amenities**

Amenities Trash, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking

Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Window Coverings

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Courtyard

Lot Description See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 52

Zoning M-1

HOA Fees 36

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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