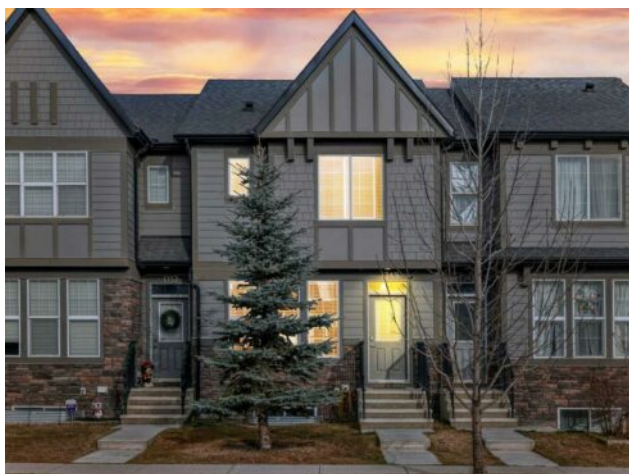


1349 Legacy Circle SE  
Calgary, Alberta

MLS # A2269957



# \$545,000

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

A MUST SEE! NO CONDO FEES! Welcome to this stunning and meticulously maintained 2-storey townhouse in the beautiful community of Legacy. Offering over 1,940 square feet of living space, this home features vinyl plank floors on the main and basement level, cozy carpet upstairs, and a 9 feet ceiling that enhance the open-concept design. The main floor boasts a bright living room and a modern designer kitchen complete with trendy cabinetry, quartz countertops, a large center island, stainless steel appliances and tile backsplash. A convenient 2-piece powder room completes this level. Upstairs, you'll find three generously sized bedrooms with ample closet space. The primary bedroom includes a full ensuite with quartz counters and a walk-in closet. Another 4-piece bathroom, also with quartz countertops, is located in the hallway. The fully developed basement offers a spacious family room perfect for relaxing or entertaining, along with an additional bedroom and a 3-piece bathroom. Within close proximity to public transit, schools, shopping and playgrounds- everything you need is within reach. Don't miss out-book your showing today!