

**393 Legacy Boulevard SE**  
**Calgary, Alberta**

**MLS # A2308255**



**\$512,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

No condo fees. Beautiful townhome in the sought-after community of Legacy, offering just under 1,500 sq ft of thoughtfully designed living space, 3 bedrooms, 2.5 bathrooms, and a single detached garage. The bright, open-concept layout that makes this home feel warm, functional, and inviting. The main floor is designed for everyday living and entertaining, featuring 9-foot ceilings, large windows that fill the space with natural light, and stylish modern finishings throughout. The spacious kitchen, complete with quartz countertops, stainless steel appliances, ample cabinetry, a pantry cabinets, and a large island perfect for gathering with family and friends. The adjoining dining and living areas flow seamlessly together, creating a comfortable space to relax or host guests. Upstairs, you’ll find three well-sized bedrooms including a spacious primary retreat with its own full ensuite bathroom and generous closet space. Two additional bedrooms, another full bathroom, complete the second floor. Step outside to enjoy the west-facing backyard, fully landscaped and fenced, enjoy summer evenings in the sun. The single detached garage and additional street parking add convenience and functionality. Located in the award-winning community of Legacy, this home is surrounded by walking paths, parks, playgrounds, schools, shopping, restaurants, and transit access, with easy connections to major roadways and a quick commute throughout the city.