

409 Legacy Boulevard SE  
Calgary, Alberta

MLS # A2199942



# \$525,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                 |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,598 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Few Trees, Front Yard  |               |                  |

|                    |                                          |                   |        |
|--------------------|------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | High Efficiency                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | \$ 371 |
| <b>Basement:</b>   | None                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Concrete, Vinyl Siding | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island           |                   |        |

**Inclusions:** NA

Located in the desirable community of Legacy. Welcome to 409 Legacy Blvd SE! This townhome was built by the award winning builder Aldebaran Homes! This townhome has lots to offer, Super spacious open floor plan provides lots of natural light. Perfect home for entertaining with a built in gas line for barbecuing 2 balconies it doesn't get much better than this! Beautiful stainless steel appliances with quartz counter tops, large island and lots of storage space. Upstairs features a Large master bed room with a huge size walk in closet and 3 piece ensuite bathroom. 2 additional bedrooms with nice size closet space. The double garage is insulated and has lots of room for storage. This townhouse is located close to all amenities nearby, including shopping, schools, pathways, transit. Enjoy a low-maintenance lifestyle and low condo fees. Don't miss out on this Next to new townhouse, it won't last! book your showings today!