

# \$419,500 - 1639 Legacy Circle Se, Calgary

MLS® #A2221902

## \$419,500

2 Bedroom, 3.00 Bathroom, 1,250 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

QUICK POSSESSION available on this like new townhouse in the fast growing community of Legacy - just minutes from all amenities and easy access to Stoney Trail. Main floor features light shades of laminate flooring, two toned cabinets, upgraded GRANITE counters, SS appliances, 2 pc bath and a deck for your BBQ and chairs. Head upstairs where you find double masters with 4pc ensuites (one is larger) and walk-in closets. Laundry is tucked away nicely up stairs along with a good size linen closet. This bright and cheery south facing unit has lots of extra street parking right out front and a concrete patio for those sunny days of relaxing. We've refreshed with new paint throughout, capets cleaned and in move-in condition! Lastly a large tandem garage for 2 vehicles, or extra room for a home office gym or just storage! This quiet complex has low condo fees and is walking distance to pathways and just steps away from the new K-9 school scheduled to open next year. Don't miss out on this one, pop in for a peek today!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2221902  |
| Price     | \$419,500 |
| Bedrooms  | 2         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,250         |
| Acres          | 0.02          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1639 Legacy Circle Se |
| Subdivision | Legacy                |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X4B9                |

### **Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Other                          |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Quartz Counters, No Animal Home  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line             |
| Lot Description   | Street Lighting, Lawn, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Cement Fiber Board, Stone         |
| Foundation        | Poured Concrete                   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 61             |
| Zoning         | M-2            |
| HOA Fees       | 60             |
| HOA Fees Freq. | ANN            |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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