

\$549,000 - 115 Legacy Passage Se, Calgary

MLS® #A2222328

\$549,000

3 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

END UNIT - NO CONDO FEE! Welcome home to this beautifully maintained 2-storey townhome, built in 2024, has New Home Warranty. Step inside to discover a modern open-concept main floor, where the living, kitchen, and dining areas flow seamlessly over beautiful laminate flooring. The stylish kitchen is a chef's dream, featuring quartz countertops, a large island, and stainless steel appliances. A convenient half-bath completes this level. Upstairs you'll find a generously sized primary bedroom comes complete with a walk in closet and 4-pc ensuite bathroom. Two additional good sized bedrooms, 4 pc bath and laundry complete the upper floor. The backyard, with alley access, provides ample space and potential for a future double garage, workshop, or man cave. The Basement is fully framed, also electrical work is completed, featuring a large window and rough-in for a bathroom, giving you the opportunity to design a space that fits your needs. An easy walk to the shops, restaurants & services of Legacy Common and All Saints High School. The community features 15km of scenic pathways into the 300 acre Pine Creek Valley environmental reserve, numerous playgrounds, a community garden & public art. Easy access to MacLeod Trail & Stoney Trail allow you to get anywhere in the city easily

Built in 2024

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2222328 |
| Price | \$549,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,311 |
| Acres | 0.06 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 115 Legacy Passage Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 5L7 |

Amenities

| | |
|----------------|------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, No Neighbours Behind |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 31 |
| Zoning | R-Gm |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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