

# \$350,000 - 1315, 740 Legacy Village Road Se, Calgary

MLS® #A2219591

**\$350,000**

2 Bedroom, 2.00 Bathroom, 685 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

100% walk score, across from All Saints High School and Legacy Township Shopping Center for this practically brand 2 bedroom, 2 bath home with Central Air! Enter into 9' knock down ceilings, a full size in-suite laundry pair and a side tiled 4 piece guest bath with a quartz storage vanity, soft close mechanics, tub surround and added tile accents. Luxury vinyl plank throughout the main floor and takes you to the 1st bedroom with a dual swing door closet. A kitchen presenting a massive central quartz island with added seating, soft close mechanics, pot lights a full stainless steel appliance package, tiled back-splash and a plethora of counter and storage space. To the rear of the plan is the lifestyle room with space for all types of furniture placement and a garden door leading to your partially covered outdoor space complete with vinyl decking a BBQ gas line, added exterior electrical and Central Air unit! The primary bedroom situated to the rear of the home offers a large walk through closet with built in organizers and tiled 3 piece en-suite bath boasting a quartz storage vanity for all your necessities, a full size shower and added tile accents. Added value in a building wrapped in Hardi board, with a heated and secure underground parking stall with a storage cage in front. Nothing to do but move in, relax and enjoy this perfectly placed home in a family community surrounded by convenience!

Built in 2024



## Essential Information

MLS® #	A2219591
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	685
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1315, 740 Legacy Village Road Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5L2

## Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	None
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Roof	Asphalt Shingle
Construction	Cement Fiber Board

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	25
Zoning	MX-2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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