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10 Legacy Path SE  
Calgary, Alberta

MLS # A2217088



\$439,900

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,247 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.02 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 208

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** Refrigerator, Dishwasher, Stove, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener with Control, A/C unit

Welcome to this beautifully maintained, air-conditioned 3-storey townhouse condo in the sought-after community of Legacy, offering beautiful finishes and backing directly onto the common area greenspace—the perfect blend of style, comfort, and functionality. This bright and open-concept home features a tandem attached garage with additional parking on the full-length driveway, accommodating up to three vehicles—a rare and valuable find. Inside, you'll discover two spacious bedrooms, each with its own private ensuite bathroom, plus an additional 2-piece powder room conveniently located off the main living area. The heart of the home is the gourmet kitchen, designed with entertaining in mind. It boasts quartz countertops, an extended breakfast bar, stainless steel appliances, and a designer tile backsplash. The kitchen flows effortlessly into a spacious dining area and an inviting great room, ideal for hosting guests or relaxing in style. Step through the elegant French doors just off the kitchen and enjoy your morning coffee or evening unwind on the south-facing deck. Upstairs, the primary bedroom includes a walk-in closet and a 4-piece ensuite with modern fixtures and finishes. A second generous-sized bedroom, also featuring its own 4-piece ensuite, provides excellent privacy—perfect for guests, roommates, or family members. You'll also appreciate the convenience of upper-floor laundry, neatly tucked away in a hallway closet. Additional features include luxury vinyl plank flooring and modern lighting. This quiet, well-maintained complex is located close to shopping, dining, schools, and scenic walking paths, with easy access to Macleod Trail and Stoney Trail for effortless commuting. Whether you're a first-time homebuyer, a professional couple, or an investor seeking exceptional value in a growing community, this

townhome delivers it all. Pride of ownership shines throughout.