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1639 Legacy Circle SE  
Calgary, Alberta

MLS # A2221902



**\$438,000**

|           |                                   |        |                  |
|-----------|-----------------------------------|--------|------------------|
| Division: | Legacy                            |        |                  |
| Type:     | Residential/Five Plus             |        |                  |
| Style:    | 2 Storey                          |        |                  |
| Size:     | 1,250 sq.ft.                      | Age:   | 2018 (7 yrs old) |
| Beds:     | 2                                 | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Tandem    |        |                  |
| Lot Size: | 0.02 Acre                         |        |                  |
| Lot Feat: | Landscaped, Lawn, Street Lighting |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Natural Gas                          | Water:     | -      |
| Floors:     | Carpet, Laminate                                 | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                  | Condo Fee: | \$ 262 |
| Basement:   | See Remarks                                      | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Stone                        | Zoning:    | M-2    |
| Foundation: | Poured Concrete                                  | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Quartz Counters |            |        |

Inclusions: N/A

We're ready to roll!!! Here's your 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 tones 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!