

435 Legacy Village Way SE  
Calgary, Alberta

MLS # A2234048



**\$474,900**

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,739 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

**\*DON'T MISS THE 3D TOUR\*** Step into this meticulously maintained end-unit townhouse in the sought-after community of Legacy. As the original owners, pride of ownership is evident throughout. With just one shared wall, it feels more like a duplex than a traditional townhouse! This home offers **THREE FULLY FINISHED** levels, **ROUGH IN** for central A/C, and an **ATTACHED DOUBLE GARAGE**, spanning a total of 1,739 square feet of well-kept living space. The ground floor features a spacious den, ideal as a home office, flex space, or even a fourth bedroom along with direct access to the insulated and drywalled garage. Upstairs, the main living area is bright and open thanks to 9-foot ceilings, laminate flooring, and large windows. The kitchen is outfitted with granite countertops and upgraded stainless steel appliances, creating an ideal setup for entertaining. The open concept layout flows into both the dining and living areas, and continues onto two private balconies. One balcony is north facing and the other is south facing this feature also helps flood the space with natural light throughout the day. Enjoy the BBQ gas line on the south balcony for easy outdoor cooking. A half-bathroom and laundry area complete this floor. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary bedroom with a private ensuite and large windows. The location is ideal as you will be close to parks, schools, shopping, green spaces, and public transit, with quick access to Stoney Trail, MacLeod Trail, and Deerfoot Trail. There's plenty of street parking out front and visitor parking within the complex. With low condo fees of just \$380.69/month, this home is a great fit for families, professionals, or anyone wanting to enjoy all that Legacy has to offer.