

\$415,000 - 18 Legacy Path Se, Calgary

MLS® #A2219865

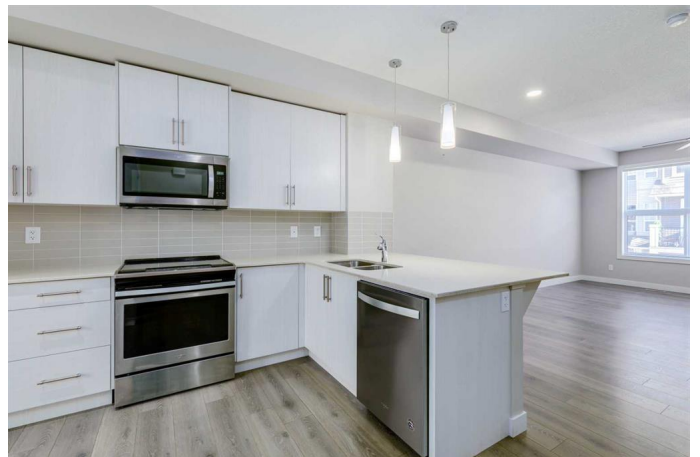
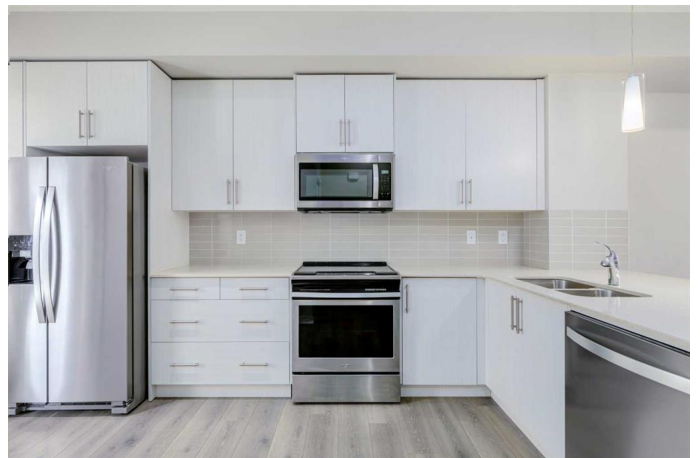
\$415,000

2 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

Light, bright, and designed for effortless living, this stylish three-storey townhouse offers the perfect step up from condo life. With a double tandem garage, a lock-and-leave lifestyle, and no outdoor maintenance to worry about, itâ€™s ideal for first-time buyers or busy professionals looking for functional space with a modern edge. The open-concept main floor feels airy and expansive, with natural light streaming through large windows and a sunny south-facing balcony off the kitchenâ€™perfect for sipping morning coffee or enjoying golden hour with friends. The kitchen is both beautiful and functional, featuring quartz counters, classic subway tile, upgraded stainless steel appliances, and a breakfast bar where meals and memories can be shared. A convenient powder room is discreetly tucked beside the kitchen for added ease. Upstairs, two identical primary suites each offer their own private ensuite bathrooms and spacious walk-in closetsâ€™perfect for roommates, guests, or a future home office. A dedicated laundry room completes the upper level for practical daily living. The entry level features a generous double tandem garage with plenty of room for two vehicles, extra storage, or a home gym setup, plus a utility room for added convenience. Located in a well-kept complex with a peaceful courtyard, this townhouse offers low-maintenance living in the heart of Legacy. Enjoy close proximity to Legacy Pond, walking paths, restaurants, shopping, and a quick drive down to the Bow River. With easy



access to Macleod and Stoney Trail, commuting and weekend getaways are a breeze. This home is crafted for meaningful living – where friends and family gather, grow, and thrive, memories are made, and your Legacy story begins!

Built in 2018

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2219865 |
| Price | \$415,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,198 |
| Acres | 0.02 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 18 Legacy Path Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 4H9 |

Amenities

| | |
|----------------|--------------------------------|
| Amenities | Snow Removal |
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Tandem |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony |
| Lot Description | Interior Lot, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 46 |
| Zoning | M-2 |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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