

# \$474,900 - 435 Legacy Village Way Se, Calgary

MLS® #A2234048

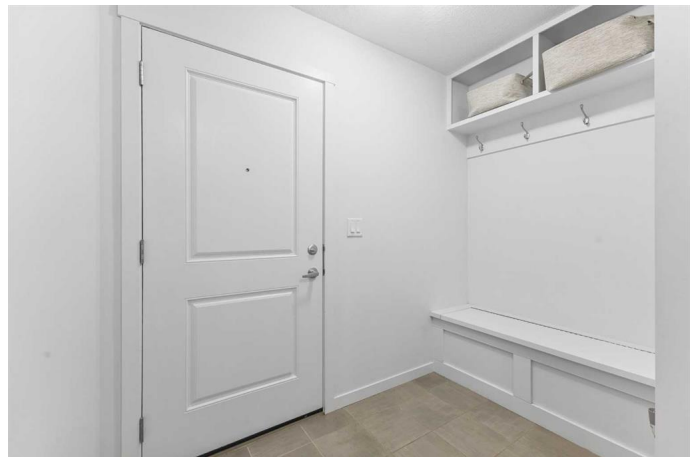
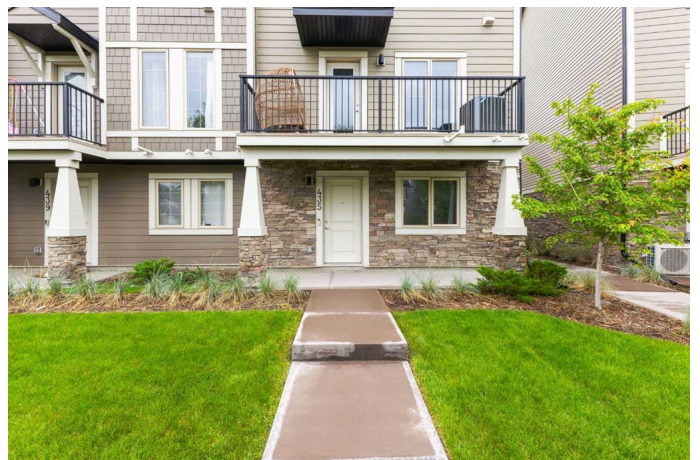
**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0.04 Acres

Legacy, Calgary, Alberta

**\*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.

Built in 2019

**Essential Information**

MLS® #	A2234048
Price	\$474,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	435 Legacy Village Way Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	6
Zoning	M-1
HOA Fees	36
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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