

# \$539,000 - 115 Legacy Passage Se, Calgary

MLS® #A2222328

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

END UNIT - NO CONDO FEE! Welcome home to this beautifully maintained 2-storey townhome, built in 2024, has New Home Warranty. Step inside to discover a modern open-concept main floor, where the living, kitchen, and dining areas flow seamlessly over beautiful laminate flooring. The stylish kitchen is a chef's dream, featuring quartz countertops, a large island, and stainless steel appliances. A convenient half-bath completes this level. Upstairs you'll find a generously sized primary bedroom comes complete with a walk in closet and 4-pc ensuite bathroom. Two additional good sized bedrooms, 4 pc bath and laundry complete the upper floor. The backyard, with alley access, provides ample space and potential for a future double garage, workshop, or man cave. The Basement is fully framed, also electrical work is completed, featuring a large window and rough-in for a bathroom, giving you the opportunity to design a space that fits your needs. An easy walk to the shops, restaurants & services of Legacy Common and All Saints High School. The community features 15km of scenic pathways into the 300 acre Pine Creek Valley environmental reserve, numerous playgrounds, a community garden & public art. Easy access to MacLeod Trail & Stoney Trail allow you to get anywhere in the city easily

Built in 2024

## Essential Information



MLS® #	A2222328
Price	\$539,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	115 Legacy Passage Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5L7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	48
Zoning	R-Gm
HOA Fees	60
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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