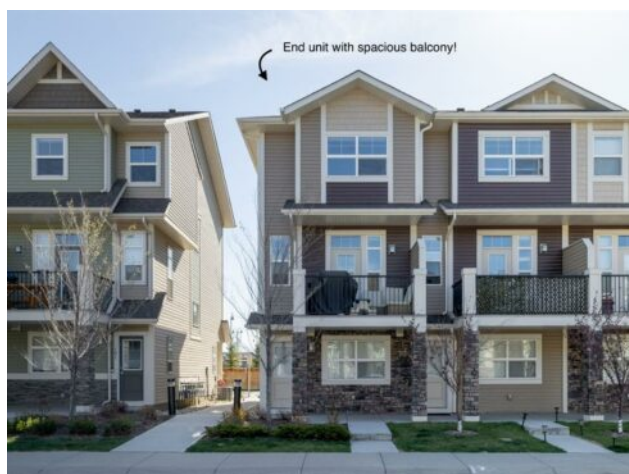


## 205 Legacy Common SE Calgary, Alberta

MLS # A2218264



# \$450,000

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,360 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** IKEA Shelving in both bedroom closets, IKEA shelving in front hall closet by kitchen, BBQ on front deck, couch & cushions on front deck

Check out the video on the "multimedia" link. Welcome to Legacy Commons—where modern living meets a real sense of community. This upgraded 2-bedroom, 2.5-bath corner unit townhome offers over 1300 sq. ft. of thoughtfully designed space, plus a versatile flex/media room on the main floor—perfect for movie nights, a home office, or your Peloton setup. A corner unit means more windows (3 additional) a bigger second bedroom, and more natural light throughout. You’ll love having no rear neighbours, a quiet street-facing home with spacious balcony, a garage with additional storage, and full-length driveway that actually fits a full-sized vehicle. A very rare find! The upgrades throughout this home make everyday living more comfortable and convenient: central A/C for those hot summer days, durable laminate flooring, modern kitchen appliances, and boiling hot filtered water right at the kitchen sink. You'll also find extra lighting in the bathrooms for a brighter, more functional space. Thoughtful touches like custom shelving in the closets, pantry, garage, and media room help keep everything organized. And with TV outlets in every room—plus extra placement options in the living and dining areas—you’ll have flexibility no matter how you set up your space. Living in Legacy means being part of a vibrant, well-planned community with parks, playgrounds, shops, and scenic walking paths all around you. It’s quiet, connected, and convenient—just minutes from major routes like Macleod and Stoney Trail. Whether you're upsizing from a condo or buying your very first home, this townhome offers comfort, style, and smart living in one of South Calgary’s most desirable communities. Check out the video on the "multimedia" link.