

**18 Legacy Path SE  
Calgary, Alberta**

**MLS # A2219865**



**\$435,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Interior Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** TV & wall mount in Living Room.

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, it'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 kitchen—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 closets—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!