

**1639 Legacy Circle SE
Calgary, Alberta****MLS # A2221902****\$419,500**

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,250 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

QUICK POSSESSION available on this like new townhouse in the fast growing community of Legacy - just minutes from all amenities and easy access to Stoney Trail. Main floor features light shades of laminate flooring, two toned cabinets, upgraded GRANITE counters, SS appliances, 2 pc bath and a deck for your BBQ and chairs. Head upstairs where you find double masters with 4pc ensuites (one is larger) and walk-in closets. Laundry is tucked away nicely up stairs along with a good size linen closet. This bright and cheery south facing unit has lots of extra street parking right out front and a concrete patio for those sunny days of relaxing. We've refreshed with new paint throughout, capets cleaned and in move-in condition! Lastly a large tandem garage for 2 vehicles, or extra room for a home office gym or just storage! This quiet complex has low condo fees and is walking distance to pathways and just steps away from the new K-9 school scheduled to open next year. Don't miss out on this one, pop in for a peek today!