

**207 Legacy Common SE
Calgary, Alberta****MLS # A2222546****\$441,900**

Division:	Legacy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to your next home in the vibrant and growing community of Legacy with tons of front street parking and just steps away from the shopping centres. With two bedrooms and two and a half bathrooms, this thoughtfully designed property offers the perfect blend of comfort and functionality, making it an excellent choice for young professionals or small families. As you enter, you're greeted by a welcoming foyer that offers convenient access to the attached garage and includes a spacious closet to keep all your seasonal gear neatly organized. Head upstairs to discover the heart of the home—an open-concept layout that seamlessly combines the living room, dining area, and kitchen, creating a warm and inviting space for entertaining or relaxing with loved ones. The kitchen is a true highlight, featuring stainless steel appliances, quartz countertops, and plenty of counterspace—ideal for meal prepping or trying out new recipes. Just off the living area, step out onto the sunlit balcony, a perfect spot to enjoy your morning coffee or host summer BBQs with friends and family. On the upper floor, you'll find the conveniently located laundry area, making everyday tasks simple and efficient. Two generously sized bedrooms BOTH WITH THEIR OWN ENSUITES offer plenty of natural light through large windows. The primary suite is designed for relaxation, complete with a walk-in closet and a private four-piece ensuite, ideal for unwinding at the end of a busy day. Situated in the family-friendly neighborhood of Legacy, this home places you close to early childcare centres, top-rated schools, charming cafes, and a variety of shopping options. With easy access to Stoney Trail, commuting across the city or heading out for a weekend adventure is both quick and convenient. Don't miss the opportunity to make this beautiful property your own.

Schedule your private showing today and start imagining life in Legacy!