

## 246 Legacy Common SE Calgary, Alberta

**MLS # A2237277**


# \$564,999

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Window Covering

\*\*\*NO CONDO FEES\*\*\* Welcome to 246 Legacy Common SE, a FIVE-Bedroom Townhouse, with 3.5 Bathrooms and Double Detached Garage in the wonderful community of Legacy. You will enjoy the main floor with 9-FT ceilings and laminate flooring throughout. Kitchen with upgraded granite countertops and S/S Appliances, and the Open layout that's perfect for entertaining, a large living room & dining room. The upper level features the master bedroom with walk-in closet and 3-pc ensuite. Two other bedrooms, a full 4-pc bathroom, flex area, and upper floor laundry with stacked washer/dryer. Additional features include a double detached garage, deck, west-facing backyard, fence, landscaping, and most importantly, a fully developed basement with 2 extra bedrooms and a 4-pc bathroom. Don't miss this opportunity and Schedule a Viewing Today!