

**63 Legacy Path SE  
Calgary, Alberta**

**MLS # A2255203**



**\$429,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,280 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>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Paved, Treed, Yard Lights		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 268

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** na

EXCEPTIONAL END UNIT. 2 bedroom + 2.5 bath with Tandem Garage . Welcome to desirable Legacy Path, a townhome project by Trico Homes. Located in the much desired south community of Legacy you are close to all amenities with quick access to major roadways, making the commute to work that much easier and steps away from the NEW K-9 school. This two storey END UNIT features a main floor with 9ft ceilings, tons of windows for natural light, laminate flooring throughout, kitchen with granite countertops, stainless steel appliances, upgraded cabinetry, and flush eating bar. With access to a rear private balcony. Open concept with the dining area and large living room. The upper level features two master bedrooms each with their own walk-in closet and 4pc ensuite bathroom. Double tandem attached garage and a rear patio with a small shared common area. Close to the new Legacy Village with medical services, retail, restaurants and many more. As well as greenspaces and walking paths throughout the community. Make your private showing today.