

**411 Legacy Village Way SE  
Calgary, Alberta**

**MLS # A2208056**



**\$474,900**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, See Remarks		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* Please click "Videos" for 3D tour \*\*** Welcome to a one owner townhouse, close to all schools & all the great amenities in very desirable Legacy! Amazing features include: BRAND NEW CARPET THROUGHOUT (August 29, 2025), 3 bedrooms, 2.5 bathrooms, 1668 sq ft, 2 decks/balconies (1 BBQ gas line), insulated/drywalled double attached garage, den on entry floor (could be a 4th bedroom), granite countertops throughout, upgraded SS appliances, second/main floor laundry, en suite bathroom, 9ft ceilings and much more! Location is 10 out of 10 - south views off your back deck, lots of additional parking right out front your unit (and visitor parking in the complex), bus stop close by, all amenities & schools within walking distance and very easy access to Stoney Trail/MacLeod Trail/Deerfoot Trail! Pride in ownership and move-in ready! Measurements - Entry level - 241 sq ft, 2nd floor - 703 sq ft, 3rd floor - 724 sq ft. LOW LOW CONDO FEE - \$370.81.