

# \$350,000 - 1315, 740 Legacy Village Road Se, Calgary

MLS® #A2219591

**\$350,000**

2 Bedroom, 2.00 Bathroom, 685 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

100% walk score, across from All Saints High School and Legacy Township Shopping Center for this practically brand 2 bedroom, 2 bath home with Central Air! Enter into 9' knock down ceilings, a full size in-suite laundry pair and a side tiled 4 piece guest bath with a quartz storage vanity, soft close mechanics, tub surround and added tile accents. Luxury vinyl plank throughout the main floor and takes you to the 1st bedroom with a dual swing door closet. A kitchen presenting a massive central quartz island with added seating, soft close mechanics, pot lights a full stainless steel appliance package, tiled back-splash and a plethora of counter and storage space. To the rear of the plan is the lifestyle room with space for all types of furniture placement and a garden door leading to your partially covered outdoor space complete with vinyl decking a BBQ gas line, added exterior electrical and Central Air unit! The primary bedroom situated to the rear of the home offers a large walk through closet with built in organizers and tiled 3 piece en-suite bath boasting a quartz storage vanity for all your necessities, a full size shower and added tile accents. Added value in a building wrapped in Hardi board, with a heated and secure underground parking stall with a storage cage in front. Nothing to do but move in, relax and enjoy this perfectly placed home in a family community surrounded by convenience!

Built in 2024



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2219591          |
| Price          | \$350,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 685               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1315, 740 Legacy Village Road Se |
| Subdivision | Legacy                           |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2X 5L2                          |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Heated Garage, Parkade, Underground           |
| # of Garages   | 1                                             |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                       |
| Heating           | Baseboard, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                |
| # of Stories      | 4                                                                                                                          |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Cement Fiber Board |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 35             |
| Zoning         | MX-2           |
| HOA Fees       | 36             |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.