

# \$525,000 - 131 Legacy Point Se, Calgary

MLS® #A2203460

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

Discover the Award-Winning Community of Legend of Legacy. Welcome to 131 Legacy Point, a stunning townhome crafted by Aldebaran Homes. Bright, airy, and designed for a low-maintenance lifestyle, this home is an excellent choice for first-time buyers and investors alike. Enjoy the convenience of a double attached garage with ample storage. The entry level boasts a spacious office, perfect for remote work, along with a generous foyer and a functional built-in bench with storage. Upstairs, the open-concept living space impresses with 9' ceilings and stylish laminate flooring throughout. The expansive kitchen features quartz countertops, stainless steel appliances, and a large island—ideal for cooking and entertaining. This level also includes two balconies on either end of the home, bringing in natural light and fresh air. The upper level offers a sizeable primary suite with a walk-in closet and private ensuite, plus two additional bedrooms and a four-piece bath. This dog-friendly home is just steps from Legacy's environmental reserve and scenic pathways. It is located in the estate area and offers easy access to schools, shopping, and amenities. Don't miss out—schedule your showing today.

Built in 2018

## Essential Information

MLS® #

A2203460



Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	131 Legacy Point Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 3Z3

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Few Trees, Landscaped, Low Maintenance Landscape,

	Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	40
Zoning	M-1
HOA Fees	1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

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.