

**1315, 740 Legacy Village Road SE**  
**Calgary, Alberta**

**MLS # A2219591**



**\$360,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	685 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	MX-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

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!