

# \$360,000 - 1315, 740 Legacy Village Road Se, Calgary

MLS® #A2219591

**\$360,000**

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          | \$360,000         |
| 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 | 3              |
| Zoning         | MX-2           |
| HOA Fees       | 36             |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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