

# \$479,900 - 131 Legacy Point Se, Calgary

MLS® #A2203460

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

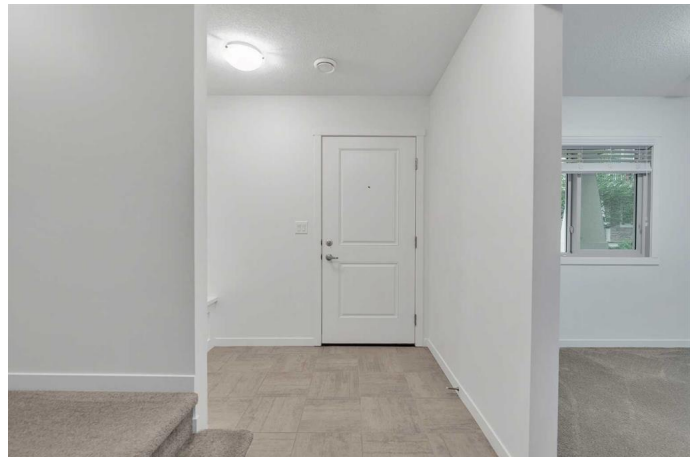
Discover the Award-Winning Community of Legend of Legacy. Welcome to 131 Legacy Point, a stunning townhome crafted by Aldebaran Homes. Bright, airy, and designed for a low-maintenance lifestyle, this home is an excellent choice for first-time buyers and investors alike. Enjoy the convenience of a double 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          | \$479,900     |
| 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 | No Animal Home, No Smoking Home, Open Floorplan, Pantry, High Ceilings, Vinyl Windows, Kitchen Island, Quartz Counters  |
| Appliances        | Dishwasher, Refrigerator, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Basement          | None                                                                                                                    |

### Exterior

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

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 191              |
| 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.