

# \$525,000 - 309 Legacy Boulevard Se, Calgary

MLS® #A2212992

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to your next chapter in Legacy! This bright and beautifully maintained end-unit townhome delivers 1,440 sq ft of functional, feel-good living space — and guess what? No condo fees.

Step inside to a welcoming open-concept main floor where the kitchen steals the show with granite counters, full-height cabinets, stainless steel appliances, and a central island that's made for morning coffee or evening catch-ups. The sunny west-facing backyard is perfect for soaking up the sun, and the large deck, flower beds, and fenced yard make it a great spot for summer evenings.

Upstairs, you'll find three roomy bedrooms, including a spacious primary with its own 4-piece ensuite. The unfinished basement is ready for whatever vision you've got — home gym, office, extra living space, you name it. Out back, there's a gravel parking pad for two, and in the front? Low-maintenance rock landscaping, so you can ditch the mower.

And the location? Directly across from a park, with schools, shopping, and major routes like Macleod Trail and Stoney Trail just minutes away.

If you're looking for a home that's move-in ready with style, space, and serious value — this is the one.



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212992      |
| Price          | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,441         |
| Acres          | 0.06          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 309 Legacy Boulevard Se |
| Subdivision | Legacy                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 0Y8                 |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None                                  |
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range                |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |

|              |                       |
|--------------|-----------------------|
| Fireplaces   | Electric, Living Room |
| Has Basement | Yes                   |
| Basement     | Full, Unfinished      |

## Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-2M             |
| HOA Fees       | 60               |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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