

# \$437,900 - 207 Legacy Common Se, Calgary

MLS® #A2222546

**\$437,900**

2 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.02 Acres

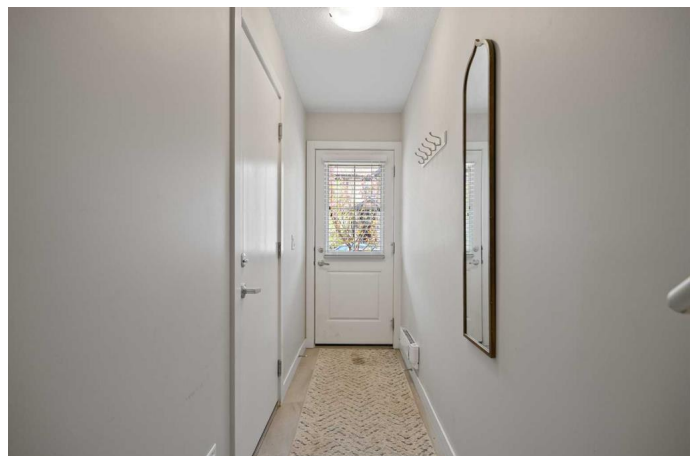
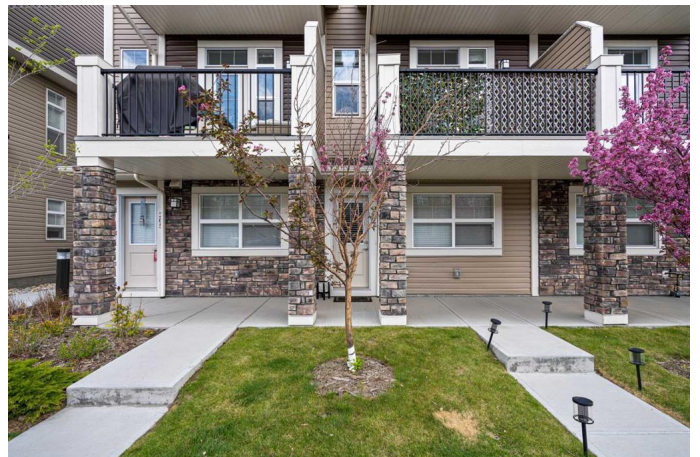
Legacy, Calgary, Alberta

Welcome to your next home in the vibrant and growing community of Legacy with tons of front street parking and just steps away from the shopping centres. With two bedrooms and two and a half bathrooms, this thoughtfully designed property offers the perfect blend of comfort and functionality, making it an excellent choice for young professionals or small families.

As you enter, you're greeted by a welcoming foyer that offers convenient access to the attached garage and includes a spacious closet to keep all your seasonal gear neatly organized. Head upstairs to discover the heart of the home—an open-concept layout that seamlessly combines the living room, dining area, and kitchen, creating a warm and inviting space for entertaining or relaxing with loved ones.

The kitchen is a true highlight, featuring stainless steel appliances, quartz countertops, and plenty of counterspace—ideal for meal prepping or trying out new recipes. Just off the living area, step out onto the sunlit balcony, a perfect spot to enjoy your morning coffee or host summer BBQs with friends and family.

On the upper floor, you'll find the conveniently located laundry area, making everyday tasks simple and efficient. Two generously sized bedrooms BOTH WITH THEIR OWN ENSUITES offer plenty of natural



light through large windows. The primary suite is designed for relaxation, complete with a walk-in closet and a private four-piece ensuite, ideal for unwinding at the end of a busy day.

Situated in the family-friendly neighborhood of Legacy, this home places you close to early childcare centres, top-rated schools, charming cafes, and a variety of shopping options. With easy access to Stoney Trail, commuting across the city or heading out for a weekend adventure is both quick and convenient.

Don't miss the opportunity to make this beautiful property your own. Schedule your private showing today and start imagining life in Legacy!

Built in 2021

**Essential Information**

MLS® #	A2222546
Price	\$437,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	207 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 4H9

### Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	45
Zoning	M-2
HOA Fees	30
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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