

# \$450,000 - 245 Legacy Common Se, Calgary

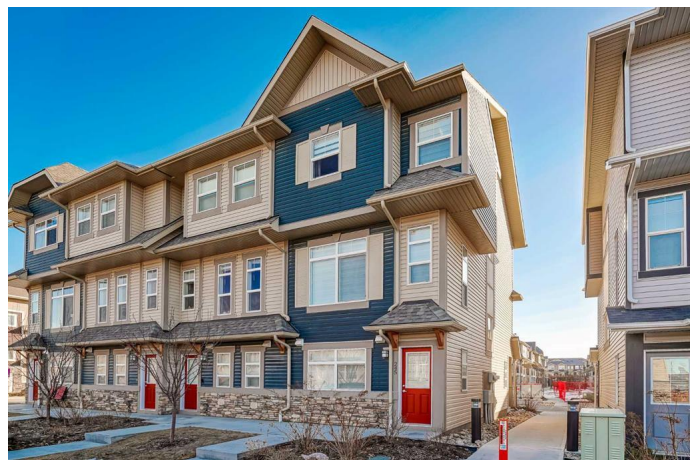
MLS® #A2201649

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,360 sqft  
Residential on 0.03 Acres

Legacy, Calgary, Alberta

245 Legacy Common SE is a stylish end-unit townhouse in the heart of Legacy, offering three bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout. The entrance floor features a versatile flex room that can serve as a bedroom, office, or workout space. The modern kitchen is equipped with white cabinetry, quartz countertops, stainless steel appliances, and plenty of counter space, flowing seamlessly into the bright living and dining area. A striking feature wall in the living room adds a unique design element, enhancing the home's character. Upstairs, the home offers two spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Quartz countertops continue throughout the bathrooms, adding a sleek and cohesive touch. A full bathroom and a conveniently located laundry room complete the upper level. Outside, the home includes a front yard, and ample parking options with a single attached garage, an additional parking pad for a second vehicle, and convenient street parking right out front. Located just steps from shopping, restaurants, a gym, and other local amenities, this home offers both convenience and accessibility. With quick access to Macleod Trail and Stoney Trail, commuting is a breeze. Additionally, a new K-9 Catholic school is under construction across from the Legacy Commons complex, set to open in 2026. This move-in ready townhouse is an excellent opportunity to own in one of Calgary's



most sought-after communities. Book your showing today.

Built in 2020

### Essential Information

MLS® #	A2201649
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	245 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-2
HOA Fees	36
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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