

**239 Legacy Common SE**  
**Calgary, Alberta**

**MLS # A2254404**



**\$444,900**

|                  |                                                            |               |                  |
|------------------|------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Legacy                                                     |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                      |               |                  |
| <b>Style:</b>    | Townhouse                                                  |               |                  |
| <b>Size:</b>     | 1,246 sq.ft.                                               | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 2                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Single Garage Attached                         |               |                  |
| <b>Lot Size:</b> | 0.03 Acre                                                  |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Front Yard, Landscaped, Underground Sprinklers |               |                  |

|                    |                                                                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                                                                                                           | <b>Condo Fee:</b> | \$ 268 |
| <b>Basement:</b>   | See Remarks                                                                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Live edge shelves and built in wardrobe in Primary bedroom, attached red craftsman cabinets, Wire shelving in garage                              |                   |        |

Situated on a corner, this end unit is located in the most desirable part of the complex. This home is bathed in natural light thanks to nine additional windows on the side—a rare feature that creates a bright ambiance throughout! Enjoy the convenience of front street parking, a single garage and a generous side yard that feels like a single family home. A cozy Flex room on the entry level (built by the builder) is perfect for a home office, gym or music room, with convenient access from the front or through the garage. You'll love the airy spaciousness of the Living, Dining and kitchen area! The kitchen has a Gas stove for the Chef, beautiful stone counters and a pantry! Whether you're enjoying your morning coffee or hosting evening gatherings, the sun-filled interior offers warmth and charm all day long. There are 2 good sized Primary bedrooms upstairs, both with ensuites! The large walk-in closet in the east bedroom has built in cabinets and 2 windows for light and ventilation. You'll find a built-in wardrobe, a 4-piece ensuite and extra floor space in the west bedroom. The upper laundry features a separate laundry closet with built in shelving and storage as well as a stacking washer/dryer closet. This home has been impeccably maintained by the original owner and has many builder upgrades throughout that along with the location make it a very desirable property for 1st time buyers, move up and down sizers alike! Note that the Craftsman cabinets and shelving in the garage, the custom live edge shelving in the bedroom as well as the built in closet organizers are all included!