159 Legacy Common SE

Calgary | Active | MLS® A2355023

$349,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2021**	**1,398.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

EXCEPTIONAL VALUE IN LEGACY! Built in 2021, this well-designed home offers a fantastic opportunity to own a newer property at an attractive price point! Featuring TWO PRIMARY BEDROOMS, a versatile layout, and a SINGLE ATTACHED GARAGE, this home is ideal for first-time buyers, young professionals, or investors looking for value in Calgary's desirable south end.

The functional floor plan includes a VERSATILE FLEX ROOM, perfect for a home office, workout area, or additional living space. The dual primary bedroom layout provides added privacy and convenience, ideal for roommates, guests, or shared living arrangements.

The home would benefit from a few minor repairs and cosmetic touch-ups, offering buyers the opportunity to add their personal touches without taking on a major renovation. PRICED ACCORDINGLY TO REFLECT ITS CURRENT CONDITION, this property presents exceptional value for a home built in 2021.

Enjoy living in the established and growing community of Legacy, with convenient access to shopping, parks, pathways, schools, and major roadways.

A GREAT LAYOUT, A FANTASTIC LOCATION, AND AN ATTRACTIVE PRICE. Don't miss this opportunity to make it yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355023
Bedrooms	2
Bathrooms	3
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,398.08 sq. ft.
Main Level Finished Area:	554.88 sq. ft.
Upper Level Finished Area:	580.18 sq. ft.
Condo Fee:	$278.60
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2021 (Age: 5)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1811229
Heating:	Forced Air, Natural Gas
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding

Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
HOA Fee:	$37.13
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Legacy
Amenities:	Community Gardens, Fitness Center
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Inclusions:	none
Restrictions:	Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 10'6" × 8'6" ·
Main Floor	Living Room · 14'2" × 10'5" ·
Main Floor	Kitchen · 16'7" × 14'2" ·

2nd Floor	Bedroom · 10'5" × 9'11" ·
2nd Floor	Bedroom - Primary · 16'1" × 10'6" ·
Lower Level	Foyer · 14'1" × 12' ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/159-legacy-common-se-calgary-a2355023/

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