18 Legacy Path SE

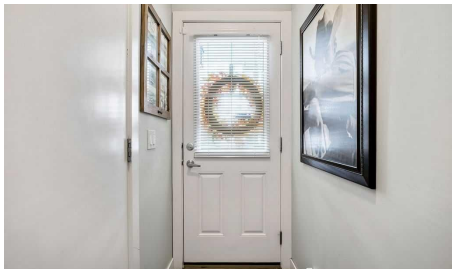
Calgary | Active | MLS® A2346326

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,168.92 sq. ft.**

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A closer look

EXCEPTIONAL LOCATION, CONDITION, & SEVERAL FEATURES THAT SET THIS LEGACY TOWNHOUSE APART FROM OTHERS IN THE COMPLEX. Lightly lived in & meticulously maintained, this bright three-storey home offers two spacious primary bedrooms, each with its own private ensuite & walk-in closet - an ideal layout for professionals, couples, roommates or guests who appreciate equal space and privacy. The open-concept main floor is filled with natural light & opens onto a SUNNY, SOUTH-FACING balcony, a particularly desirable feature in the complex as not all units enjoy the same direct sun exposure. The stylish kitchen features quartz countertops, subway tile backsplash, upgraded SS appliances, ample cabinetry & a breakfast bar, with a conveniently located powder room completing the main level. Upstairs, two generous primary suites each include a walk-in closet & full ensuite, separate laundry room adds everyday convenience. The location within the complex is another major advantage. This is a QUIET INTERIOR UNIT, facing the internal roadway and backing onto green space/park area rather than a busy exterior road, commercial development or street. The neighbors and complex are exceptionally quiet, creating a peaceful setting that is increasingly hard to find. Parking is another standout feature. In addition to the TWO-CAR TANDEM GARAGE, this unit has a FULL PRIVATE DRIVEWAY WITH ROOM FOR A THIRD VEHICLE OR GUEST PARKING - an important distinction, as some units in the development do not have a driveway that accommodates parking. The garage has also recently been upgraded with a PROFESSIONALLY FINISHED EPOXY FLOOR & CURB, ALONG WITH FRESHLY PAINTED WALLS, creating an exceptionally clean, finished space ideal for vehicles, storage, hobbies or a home gym. The home has been occupied only part-time & shows beautifully, with NO PETS, NO smoking & NO LINGERING COOKINGT ODOURS. It has been carefully maintained & is in excellent condition. One of the best features of this location is the lifestyle immediately outside your door. A neighborhood shopping centre is approximately a 60-SECOND WALK AWAY, offering a 24-hour gym, vet clinic, dentist, pub, café, pharmacy, liquor store, restaurants, nail salon & numerous other everyday services. Legacy itself continues to grow and improve, with extensive walking paths, parks, ponds and community enhancements throughout the neighborhood. Trails connect throughout the area, including access toward FISH CREEK PARK MINUTES AWAY, making it easy to enjoy km's of walking, running and cycling routes. For even more shopping and services, a larger commercial district is only minutes away. virtually everything needed for day-to-day living. Easy access to Stoney Trail & Macleod Trail, this home combines convenience with an unusually peaceful setting. Two true primary suites, sunny south exposure, three-vehicle parking, upgraded garage, green-space views & a quiet interior location make this an especially desirable offering within the complex. MOVE-IN READY.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346326
Bedrooms	2
Bathrooms	3
Year Built	2018
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,168.92 sq. ft.
Main Level Finished Area:	555.79 sq. ft.
Upper Level Finished Area:	580.81 sq. ft.
Condo Fee:	$278.60
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	893 sq. ft.
Lot Frontage:	15'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
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:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$36.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Legacy
Amenities:	None

Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 6'11" × 3'3" ·
Main Floor	Furnace/Utility Room · 15'8" × 3'3" ·
2nd Floor	Dining Room · 10'6" × 8'3" ·
2nd Floor	Kitchen · 16'6" × 10'6" ·
2nd Floor	Living Room · 14'2" × 11'1" ·
2nd Floor	Balcony · 11'4" × 6'7" ·
3rd Floor	Bedroom · 10'10" × 10'6" ·
3rd Floor	Laundry · 3'3" × 3'2" ·
3rd Floor	Bedroom - Primary · 16' × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Interior Lot, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-2
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/18-legacy-path-se-calgary-a2346326/

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