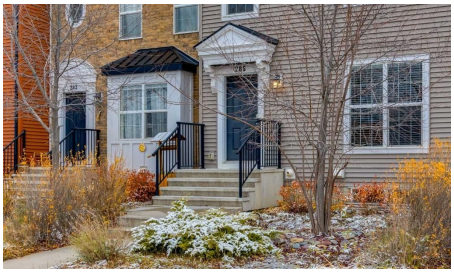
286 Legacy Village Way SE

Calgary | Active | MLS® A2357176

$450,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,470.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

NO CONDO FEES! Yes, you read that right! There is SO much value here, starting with the price! This 3-bed, 2.5-bath townhome in Legacy has a universally appealing layout, a fully fenced backyard, off-street parking for two vehicles and an unfinished basement offering room to grow. There's plenty of curb appeal with low-maintenance landscaping, and you can even catch views of the mountains! A tiled front entry welcomes you into the naturally bright, open-concept main floor where the living room, dining area and kitchen come together to create a comfortable space for everyday living. The dining area has room for a substantial table, making it easy to host everything from weeknight dinners to holiday gatherings. The kitchen offers granite countertops, s/s appliances, tile backsplash, lots of cabinetry and counter space, and a peninsula with breakfast bar seating for quick meals or catching up with the chef. A window above the sink overlooks the backyard, a close by nook is perfect for a coffee/beverage station. The rear mudroom has direct access to the deck and yard, helping keep shoes, coats and everyday clutter out of sight, a handy 1/2 bath rounds out the floor. Upstairs, the great sized primary bedroom features dual closets and its own 4-piece ensuite, while 2 additional good-sized bedrooms share another full 4-piece bathroom. There's even a little extra flex space on this level that could make a handy homework/workspace or cozy reading nook. The unfinished basement is full of potential to expand your living space down the road. Currently home to the laundry area, it's also equipped with two egress-sized windows and rough-in plumbing for a future bathroom. Imagine creating a cozy media room for movie nights, a games area/rec room for entertaining, a home gym or even an additional bedroom and bathroom for visiting friends/family or older child. You have the freedom to finish this space to suit your needs, on your own timeline. The fully fenced backyard offers a nice extension of your living space, with a deck for eating al fresco, firing up the BBQ or relaxing after a long day. There's also room for gardening and space for your four-legged friends to enjoy. A 2 car rear parking pad provides convenient off-street parking. If you aren't super familiar with the award winning community of Legacy then you will soon discover a wonderful lifestyle with an extensive network of walking and cycling pathways, green spaces, parks, fields, ponds and playgrounds woven throughout the community. Legacy Corner and Township Shopping Centre offer a great selection of shops, restaurants, cafés and services. Nearby schools, Calgary Transit and easy access to Macleod Trail make daily life and commuting a breeze. Fish Creek Provincial Park, the Bow River and South Health Campus are also just mins away. Come have a look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357176
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,470.94 sq. ft.
Main Level Finished Area:	736.83 sq. ft.
Upper Level Finished Area:	734.11 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,271 sq. ft.
Lot Frontage:	20'1"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1513225
Heating:	Forced Air

Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad, Side By Side
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$60.00
City Quadrant:	Southeast
Community:	Legacy
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Playhouse in Yard, Wooden Potting Tables
Restrictions:	Restrictive Covenant
Main Floor	Dining Room · 15'6" × 8'5" ·
Main Floor	Foyer · 5'10" × 5'6" ·
Main Floor	Kitchen · 13'5" × 9'6" ·

Main Floor	Living Room · 13'8" × 9'6" ·
Main Floor	Mud Room · 5'9" × 5'3" ·
Upper Level	Bedroom · 11'4" × 9'5" ·
Upper Level	Bedroom · 11'4" × 9'6" ·
Upper Level	Bedroom - Primary · 13'5" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-2M
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/286-legacy-village-way-se-calgary-a2357176/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.