

# \$414,900 - 30 Legacy Path Se, Calgary

MLS® #A2242196

**\$414,900**

2 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

Quietly located in the interior of the complex, backing SOUTH to gardens and greenscape, this immaculate double-master floorplan awaits you. Long DRIVEWAY allows you (or your visitors) extra parking, and leads to the TANDEM 33'5 x 10'4 ATTACHED GARAGE. BACK DOOR leads to COVERED patio amidst the tranquil gardens. Foyer takes you right up to the main/2nd floor: BRIGHT, OPEN concept with living, dining/kitchen/deck. Great for entertaining and family life. LAMINATE floors make for easy maintenance, and the light cabinetry and QUARTZ countertops are both beautiful and durable. POWDER ROOM cleverly tucked out of the way. Upper/3rd floor is your private retreat complete with TWO large bedrooms, EACH with their own 4-PC ENSUITE, WALK-IN closets, and oversized windows bringing in lots of light. LINEN CLOSET offers an abundance of STORAGE and STACKED WASHER/DRYER is convenient on the bedroom floor. All this with a LOW CONDO fee, in a PET FRIENDLY complex, with shopping, parks, paths and school at your doorstep, in a family-oriented community.

Built in 2018

## Essential Information

MLS® # A2242196

Price \$414,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,248         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Legacy Path Se |
| Subdivision | Legacy            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2X 4H9           |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Park, Parking, Playground, Community Gardens, Dog Park                        |
| Parking Spaces | 3                                                                                        |
| Parking        | Driveway, Single Garage Attached, Concrete Driveway, Garage Faces Front, Secured, Tandem |
| # of Garages   | 2                                                                                        |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                         |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 23              |
| Zoning         | M-2             |
| HOA Fees       | 60              |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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