

# \$435,000 - 239 Legacy Common Se, Calgary

MLS® #A2254404

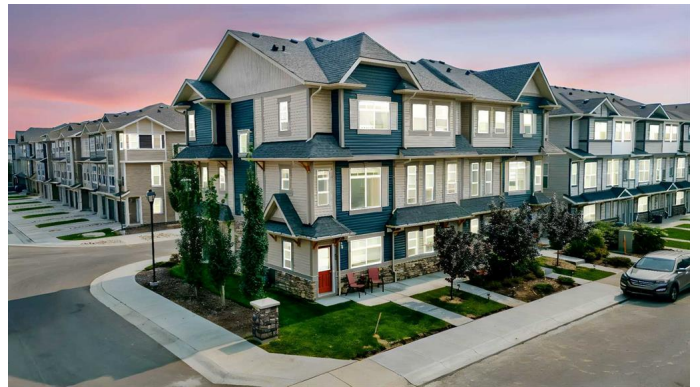
**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

Come see the difference for yourself! With \$15,000+ in Builders upgrades you'd be proud to call this great house your home! Situated on a corner, this end unit is located in the most desirable part of the complex. Its interior 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, driveway 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 granite 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 including: Custom shaker kitchen cabinets, high end Granite



counters, Custom open railing system on the stairwells, and the main floor flex room. Along with the location it's a very desirable property for 1st time buyers, move up and down sizes 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!

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254404      |
| Price          | \$435,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,246         |
| Acres          | 0.03          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 239 Legacy Common Se |
| Subdivision | Legacy               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 4H9              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Off Street, Single Garage Attached     |
| # of Garages   | 1                                      |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | None                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | See Remarks                                                                                                                                       |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony                                                    |
| Lot Description   | Corner Lot, Front Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| Zoning         | M-2                 |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

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