

# \$564,999 - 246 Legacy Common Se, Calgary

MLS® #A2237277

**\$564,999**

5 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.05 Acres

Legacy, Calgary, Alberta

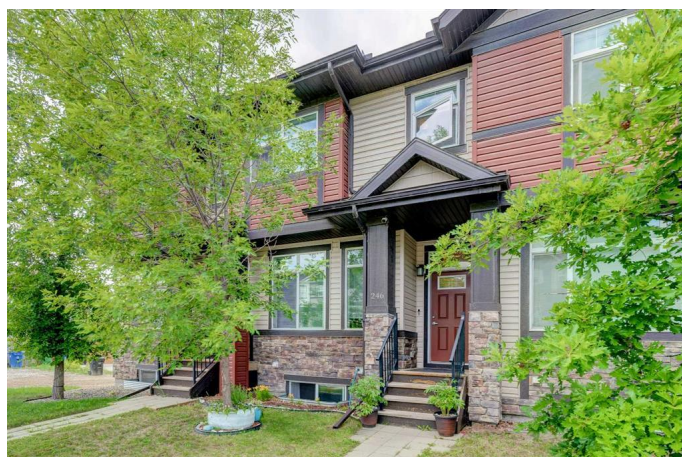
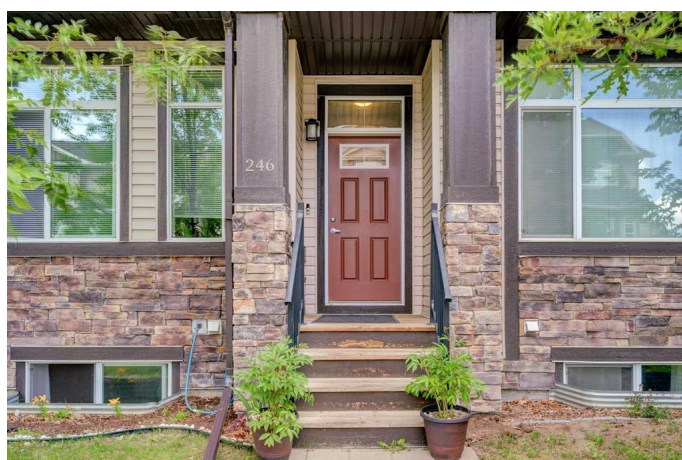
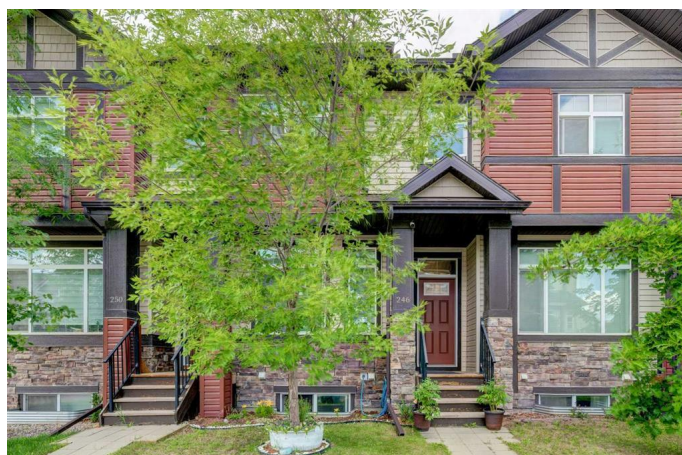
**\*\*\*NO CONDO FEES\*\*\*** Welcome to 246

Legacy Common SE, a FIVE-Bedroom Townhouse, with 3.5 Bathrooms and Double Detached Garage in the wonderful community of Legacy. You will enjoy the main floor with 9-FT ceilings and laminate flooring throughout. Kitchen with upgraded granite countertops and S/S Appliances, and the Open layout that's perfect for entertaining, a large living room & dining room. The upper level features the master bedroom with walk-in closet and 3-pc ensuite. Two other bedrooms, a full 4-pc bathroom, flex area, and upper floor laundry with stacked washer/dryer. Additional features include a double detached garage, deck, west-facing backyard, fence, landscaping, and most importantly, a fully developed basement with 2 extra bedrooms and a 4-pc bathroom. Don't miss this opportunity and Schedule a Viewing Today!

Built in 2015

## Essential Information

MLS® #	A2237277
Price	\$564,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.05



Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	246 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 5th, 2025
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Days on Market	6
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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