

# \$430,000 - 207 Legacy Common Se, Calgary

MLS® #A2239677

**\$430,000**

2 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.02 Acres

Legacy, Calgary, Alberta

Welcome to your future home in the vibrant and fast-growing community of Legacy, where convenience meets comfort. Located just steps from nearby shopping centres and offering ample FRONT STREET PARKING, this townhome is perfectly suited for young professionals, couples, or small families seeking a modern lifestyle in a well-connected neighbourhood.

This thoughtfully laid-out property features TWO SPACIOUS BEDROOMS and two and a half bathrooms. As you step inside, you're welcomed by a bright and functional foyer with access to the attached TANDEM GARAGE and a large closet designed to keep your seasonal items neatly tucked away.

The main living area, located on the second level, offers an open-concept design that flows seamlessly between the living room, dining space, and kitchen—creating a versatile space that's perfect for both entertaining and everyday living. The kitchen is outfitted with stainless steel appliances, quartz countertops, and an abundance of workspace, making it easy to prepare meals or experiment with new recipes. Just off the living area, the PRIVATE BALCONY invites you to enjoy your morning coffee or host relaxed gatherings in the fresh air.

Upstairs, everyday chores are made easier with the convenient UPPER LEVEL LAUNDRY



area. Both bedrooms are generously sized and feature their OWN PRIVATE ENSUITES. The primary suite includes a walk-in closet and a four-piece bathroom, creating a restful retreat at the end of your day.

Set in the family-oriented neighbourhood of Legacy, this home offers close proximity to daycare centres, highly regarded schools, cozy caf  s, walking paths, and a variety of retail stores. With quick access to major roadways like Stoney Trail, commuting or planning a weekend escape is simple and stress-free.

If you're looking for comfort, convenience, and community, this property delivers on all fronts. Book your private showing today and discover the lifestyle waiting for you in Legacy.

Built in 2021

**Essential Information**

MLS�� #	A2239677
Price	\$430,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	207 Legacy Common Se
Subdivision	Legacy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4H9

### Amenities

Amenities	Snow Removal
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### Interior

Interior Features	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Zoning	M-2
HOA Fees	30
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.