

# \$560,000 - 114 Legacy Boulevard Se, Calgary

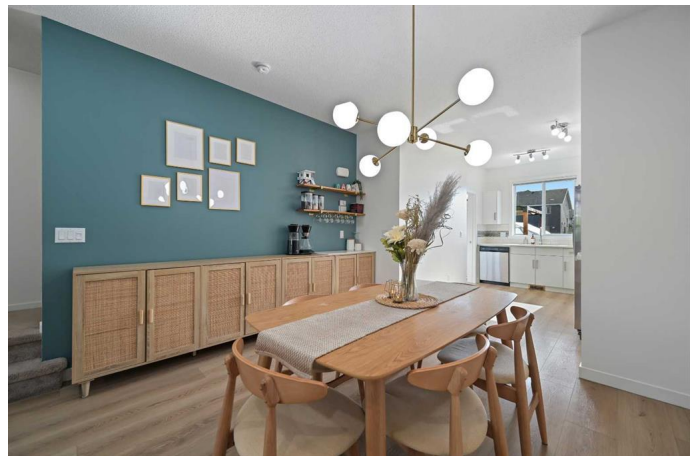
MLS® #A2241142

**\$560,000**

3 Bedroom, 4.00 Bathroom, 1,265 sqft  
Residential on 0.04 Acres

Legacy, Calgary, Alberta

**\*\*NO CONDO FEES\*\*LEGAL SECONDARY SUITE\*\***Welcome to a residence that redefines townhome living. Located in the heart of Legacy, one of Calgary's most vibrant and thoughtfully designed master-planned communities, this beautifully curated home stands out from the crowd with high-end finishes, intentional design, and a fully legal secondary suite—perfect for extended family, guests, or added income potential. From the moment you arrive, you'll notice this isn't your average home. Every corner has been carefully considered, creating a warm, sophisticated aesthetic that feels both luxurious and inviting. Downstairs, the professionally developed suite is nothing short of exceptional. With a California-inspired vibe, the space features natural wood tones, soft neutral colors, and a layout straight from the pages of a design magazine. The lower level boasts a private separate entrance, spacious bedroom and large living area with dinette, a spa-inspired bathroom with oversized walk-in shower, rain head, and full tile surround, 2nd dedicated furnace & private laundry and seamless luxury vinyl plank flooring throughout. Whether used for guests, family, or as a mortgage helper, this suite offers privacy, comfort, and undeniable style. On the main level, the home continues to impress with rich luxury vinyl plank flooring, designer details, and a modern open layout that connects living, dining, and kitchen spaces beautifully. Enjoy the striking feature wall in the



common area, custom coffee bar nook for your morning ritual, an elegant kitchen with quartz countertops, stainless steel appliances, undermount sink, stylish backsplash, and gold hardware accents and sizeable pantry for practical storage. Whether you’re hosting a dinner party or enjoying a quiet evening in, the flow and warmth of this space makes it instantly feel like home. Upstairs, you’ll find two generously sized bedrooms, including a primary retreat complete with its own feature wall, private ensuite, and walk-in closet. A central bonus room separates the two bedrooms, creating privacy and versatility, while a convenient pocket door connects the secondary bedroom to the main full bath—ideal for guests or kids. The upper-floor laundry adds even more functionality to this smart and stylish layout. Enjoy warm summer days on the private patio under a charming pergola, or unwind in your fenced backyard—perfect for pets, a garden, or relaxing with friends. Beyond the fence, you’ll find two dedicated parking stalls, plus additional street parking out front for guests. Living in Legacy means enjoying the best of urban convenience and natural beauty: Walking trails, tranquil ponds, and over 300 acres of environmental reserve; 12 playgrounds and 4 shopping hubs, including Legacy Township just minutes away; All Saints High School on-site and a new K-9 school opening in 2026; In winter, Legacy transforms into a magical wonderland with over 1 million Christmas lights, creating a truly festive community spirit. Discover today!

Built in 2015

**Essential Information**

MLS® #	A2241142
Price	\$560,000
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,265
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	114 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y6

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Stall

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
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 18th, 2025  
Zoning                      R-2M  
HOA Fees                  60  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office             Jayman Realty Inc.

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