

# \$519,900 - 417 Legacy Boulevard Se, Calgary

MLS® #A2257044

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,754 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

Don't miss the chance to view this thoughtfully designed 3-bedroom townhome nestled in the heart of one of Calgary's most beloved family communities. From the moment you arrive, you'll feel the difference. Your guests won't need to endure the hassle of circling the complex searching for visitor parking, your guests will always feel welcome with plenty of street parking available right out front, giving this home the feel of a peaceful residential street, not a typical condo complex.

Step inside and be greeted by a spacious entryway and a versatile flex room on the ground floor—perfect for a cozy playroom, a quiet home office, or a family workout zone. Upstairs, the bright and open layout offers room to grow, gather, and make memories. The modern kitchen features stainless steel appliances, quartz countertops, a central island for casual meals, and beautiful pendant lighting. Whether it's pancake breakfasts or weeknight homework at the island, this space is ready to support your everyday life.

The dining area opens to a sunny back deck, complete with a gas line for your BBQ. The living room flows onto a welcoming front balcony, ideal for your morning coffee or an evening chat while the kids play nearby.

Upstairs, you'll find three generously sized bedrooms, including a calming primary suite with a walk-in closet and a private 4-piece



ensuite. Two additional bedrooms and another full bathroom complete the top floorâ€”just right for growing families, guests, or creating the perfect kids retreat.

This quiet, well-maintained complex backs onto a peaceful nature reserve, with scenic walking trails and a tranquil creek just steps away. Plus, you're within walking distance to playgrounds, ponds, restaurants, schools, and shops. With quick access to both Macleod Trail and Deerfoot Trail, getting anywhere is a breezeâ€”whether itâ€™s school drop-offs, soccer practice, or a weekend road trip.

This isnâ€™t just a homeâ€”itâ€™s a community, a lifestyle, and a place to put down roots.

Book your showing today and discover why families love living in Legacy.

Built in 2017

**Essential Information**

MLS® #	A2257044
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	417 Legacy Boulevard Se
Subdivision	Legacy

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, 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	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 14th, 2025
Zoning	M-1

### Listing Details

Listing Office	Real Broker
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