

\$525,000 - 309 Legacy Boulevard Se, Calgary

MLS® #A2212992

\$525,000

3 Bedroom, 3.00 Bathroom, 1,441 sqft
Residential on 0.06 Acres

Legacy, Calgary, Alberta

OPEN HOUSE Saturday April 19 from 2-4 pm. Welcome to your next chapter in Legacy! This bright and beautifully maintained end-unit townhome delivers 1,440 sq ft of functional, feel-good living space â€” and guess what? No condo fees.

Step inside to a welcoming open-concept main floor where the kitchen steals the show with granite counters, full-height cabinets, stainless steel appliances, and a central island thatâ€™s made for morning coffee or evening catch-ups. The sunny west-facing backyard is perfect for soaking up the sun, and the large deck, flower beds, and fenced yard make it a great spot for summer evenings.

Upstairs, youâ€™ll find three roomy bedrooms, including a spacious primary with its own 4-piece ensuite. The unfinished basement is ready for whatever vision youâ€™ve got â€” home gym, office, extra living space, you name it. Out back, thereâ€™s a gravel parking pad for two, and in the front? Low-maintenance rock landscaping, so you can ditch the mower.

And the location? Directly across from a park, with schools, shopping, and major routes like Macleod Trail and Stoney Trail just minutes away.

If youâ€™re looking for a home thatâ€™s move-in ready with style, space, and serious



value â€” this is the one.

Built in 2014

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212992 |
| Price | \$525,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,441 |
| Acres | 0.06 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 309 Legacy Boulevard Se |
| Subdivision | Legacy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0Y8 |

Amenities

| | |
|----------------|---------------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|-----------------|-----------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Garden |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 1 |
| Zoning | R-2M |
| HOA Fees | 60 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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