



## 95 Legacy Pass Calgary Alberta

\$544,900

NO CONDO FEE TOWNHOME!! Welcome to your dream home in the vibrant community of Legacy! This stylish and affordable two-story end unit townhome, perfect for first-time buyers or downsizers, boasts a blend of modern amenities and practical features--without the hassle of condo fees. Step inside and let the open-concept main floor take your breath away. The gourmet kitchen, adorned with quartz countertops, upgraded cabinets, a chimney hood fan, and a built-in microwave, is a culinary artist's paradise. Imagine mornings spent sipping coffee at the kitchen island breakfast bar, followed by serene afternoons on your private rear patio. Outside, a parking pad with alley access offers ample parking space and a place for future garage, man-cave or workshop. Upstairs, you'll find a well-thought-out layout designed for comfort and convenience. The master bedroom is your personal sanctuary, offering a 3-piece ensuite and a walk-in closet. Two additional bedrooms provide the perfect spaces for family, guests, or even a cozy home office. The 3-piece main bath, also featuring elegant quartz countertops, ensures everyone enjoys a touch of luxury. To top it all off, the second-floor laundry room adds unparalleled convenience to your daily routine. This Homes by Avi Indigo Model end-unit townhome is bathed in natural light and filled with thoughtful details that elevate everyday living. Possession available in spring of 2025. Don't let this enchanting property slip away--reach out today to learn more. Your dream home in Legacy awaits! (id:6769)

Laundry room Measurements not available

Primary Bedroom 10.00 Ft x 11.33 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Bedroom 8.33 Ft x 9.67 Ft

Bedroom 9.67 Ft x 9.67 Ft

Other Measurements not available

3pc Bathroom Measurements not available

Other Measurements not available

Living room 8.33 Ft x 15.00 Ft

Kitchen 14.83 Ft x 13.00 Ft

Other 9.83 Ft x 9.67 Ft

Other Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca