

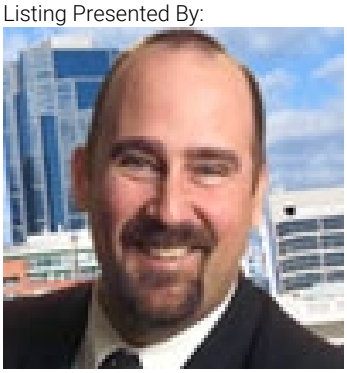
18 Legacy Path Calgary Alberta

$409,900

EXCEPTIONAL LOCATION, CONDITION, & SEVERAL FEATURES THAT SET THIS LEGACY TOWNHOUSE APART FROM OTHERS IN THE COMPLEX. Lightly lived in & meticulously maintained, this bright three-storey home offers two spacious primary bedrooms, each with its own private ensuite & walk-in closet -- an ideal layout for professionals, couples, roommates or guests who appreciate equal space and privacy. The open-concept main floor is filled with natural light & opens onto a SUNNY, SOUTH-FACING balcony, a particularly desirable feature in the complex as not all units enjoy the same direct sun exposure. The stylish kitchen features quartz countertops, subway tile backsplash, upgraded SS appliances, ample cabinetry & a breakfast bar, with a conveniently located powder room completing the main level. Upstairs, two generous primary suites each include a walk-in closet & full ensuite, separate laundry room adds everyday convenience. The location within the complex is another major advantage. This is a QUIET INTERIOR UNIT, facing the internal roadway and backing onto green space/park area rather than a busy exterior road, commercial development or street. The neighbors and complex are exceptionally quiet, creating a peaceful setting that is increasingly hard to find. Parking is another standout feature. In addition to the TWO-CAR TANDEM GARAGE, this unit has a FULL PRIVATE DRIVEWAY WITH ROOM FOR A THIRD VEHICLE OR GUEST PARKING -- an important distinction, as some units in the development do not have a driveway that accommodates parking. The garage has also recently been upgraded with a PROFESSIONALLY FINISHED EPOXY FLOOR & CURB, ALONG WITH FRESHLY PAINTED WALLS, creating an exceptionally clean, finished space ideal for vehicles, storage, hobbies or a home gym. The home has been occupied only part-time & shows beautifully, with NO PETS, NO smoking & NO LINGERING COOKINGT ODOURS. It has been ...

2pc Bathroom 5.08 Ft x 4.92 Ft
Dining room 10.50 Ft x 8.25 Ft
Kitchen 10.50 Ft x 16.50 Ft
Living room 14.17 Ft x 11.08 Ft
Other 11.33 Ft x 6.58 Ft
4pc Bathroom 7.08 Ft x 7.75 Ft
Bedroom 10.50 Ft x 10.83 Ft
Laundry room 3.25 Ft x 3.17 Ft
Primary Bedroom 10.42 Ft x 16.00 Ft
Foyer 3.25 Ft x 6.92 Ft

Listing Presented By:



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4pc Bathroom 7.08 Ft x 7.58 Ft

Furnace 3.25 Ft x 15.67 Ft