

2112, 740 Legacy Village Road SE

Calgary, Alberta

MLS # A2242949



\$349,900

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|-------------|---------------------------|------------|-------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 269 |
| Basement: | - | LLD: | 11-22-1-W5 |
| Exterior: | Brick, Cement Fiber Board | Zoning: | MX-2 |
| Foundation: | - | Utilities: | Electricity |
| Features: | Kitchen Island, Storage | | |
| Inclusions: | Window Coverings | | |

This spacious and modern 2-bedroom, 2-bathroom condo in Building 2000 of Legacy Park South offers exceptional value for both first-time buyers and investors. Built by Brad Remington Homes in 2024, the unit features a stylish kitchen with a large quartz island, a full stainless steel appliance package, and a stacked in-suite washer and dryer for added convenience. The open-concept layout includes a well-designed split-bedroom plan for privacy, a generous walk-in closet, and a northwest-facing balcony perfect for evening sunsets. A titled parking stall is also included. Ideally located across from All Saints High School and steps from Legacy Township Shopping Centre, this home offers unbeatable walkability in a vibrant, growing community. Currently tenanted, it’s a perfect turn-key investment with the option to assume the lease and start earning rental income immediately.