

2310, 740 Legacy Village Road SE
Calgary, Alberta

MLS # A2259708

\$399,900

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|-----------|-------------------------------------|--------|------------------|
| Division: | Legacy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,027 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|---|------------|--|
| Heating: | Baseboard, Natural Gas, Radiant | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 448 |
| Basement: | Other | LLD: | - |
| Exterior: | Brick, Cement Fiber Board, See Remarks, Silent Floor Joists | Zoning: | M2 |
| Foundation: | Poured Concrete | Utilities: | Natural Gas Paid, Garbage Collection, High Speed Int |
| Features: | Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | A/C, Blinds | | |

Amazing New Condo in Legacy Park Encore – The Ashley Plan by Brad Remington Homes. Discover modern living in this beautifully crafted 2-bedroom, 2-bathroom condo in the sought-after community of Legacy. Designed with comfort and style in mind, the open-concept layout features 9-ft ceilings, luxury vinyl plank flooring, plush carpet in bedrooms, and air conditioning for summer comfort. The kitchen is stylish and super functional, complete with island, alaska bianca quartz countertops, soft-close cabinetry, and a full stainless steel appliance package – fridge, stove, built-in dishwasher, over-the-range microwave, plus a convenient in-suite washer & dryer. The primary suite offers a private ensuite, while both bathrooms feature sleek tile flooring for a modern touch. Added perks include a titled underground parking stall, individual storage unit, window coverings, and in-suite laundry and wrap around balcony. Step outside and enjoy Legacy Park Encore's unbeatable location, walking distance to green space, regional bike paths, schools, shopping & dining and transportation. Whether you're a first-time buyer, down-sizer, or investor, this home delivers incredible value with everything you need right at your doorstep!