

# \$384,900 - 3204, 740 Legacy Village Road Se, Calgary

MLS® #A2210891

**\$384,900**

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Legacy, Calgary, Alberta

OPEN HOUSE SUNDAY 12:00-3:00PM

Welcome to your brand new home in the heart of Legacy, where modern design meets comfort and convenience. This immaculate brand new 2-bedroom, 2-bathroom condo offers a thoughtfully designed layout, high-end finishes, and one of the largest balconies in the complex—a true rare find. BOTH BEDROOMS GOT EXTERIOR WINDOWS As you enter, you™re greeted by a bright, open-concept living space, perfect for entertaining or relaxing after a long day. The custom upgraded kitchen is a showstopper, featuring quartz countertops and two-tone cabinetry for a clean, modern look ,floating shelves and drawer-style lower cabinets that maximize functionality

A standalone island with built-in drawers for added prep and storage space plus a Broan 300 CFM chimney-style hood fan and classic full subway tile backsplash. You will also get extra pantry cabinet and built-in microwave and under-mount sink. Stainless steel appliances package. Designer lighting package for a touch of elegance through out the condo and durable Luxury vinyl plank flooring throughout the kitchen, living room, and bathrooms. Step into the spacious living area, where you™ll find ample natural light, upgraded finishes, and access to your private oversized 21™ x 10™ balcony—ideal for hosting summer barbecues, enjoying a morning coffee, or relaxing in the evening sun. The primary bedroom is a private retreat with a



walk-in closet and a spa-inspired ensuite featuring A sleek 10â€• glass shower with full tile surround, double sink vanity with deep drawers storage plus walk through walk in closet . The second bedroom WITH A WINDOW is generously sized and offers great versatilityâ€”perfect as a guest room, home office, or nursery. Itâ€™s conveniently located with access to the 4-piece main bath and includes two separate closets for extra storage.

Let's not forget about upgraded blinds package, roughed - in A/C, TV wall mount rough-in and In-suite laundry with upgraded full size front washer and dryer.

Titled heated underground parking stall and separate storage locker next to each other . Legacy is one of Calgary's most desirable South end communities designed with walkability, family living and convenience in mind. You are a walking distance from top rated All Saints High, Legacy village Township Shopping Centre is just across the street plus local cafes, restaurants. .Transit options and quick access to Macleod Trail and Stoney Trail. Whether you are a first- time homebuyer, a downsized, or n investor, this move-in ready unit offers exceptional value, location and style in one of the city's fastest growing neighbourhoods. Most deserving your private tour! Call today !

Built in 2025

### **Essential Information**

MLS® #	A2210891
Price	\$384,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800

Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3204, 740 Legacy Village Road Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X6A6

### **Amenities**

Amenities	Elevator(s), Playground, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground

### **Interior**

Interior Features	Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	Rough-In
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Playground
Construction	Wood Frame

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	66
Zoning	M-X2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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