

# \$474,900 - 317 Legacy Point Se, Calgary

MLS® #A2224080

**\$474,900**

3 Bedroom, 3.00 Bathroom, 1,748 sqft

Residential on 0.03 Acres

Legacy, Calgary, Alberta

Step into comfort and style with this beautifully appointed 3-bedroom condo, located in the highly desirable community of Legacy. Never again worry about there being "no street parking" available. This home not only has a double attached garage and close by Guest Parking, it is one of the only units in this complex that also has private parking for two vehicles on the driveway! The home itself provided both functionality and flair with a bright, open layout and high-quality modern finishes throughout. The ground level welcomes you with a spacious entryway and a flexible den—perfect as a home office, gym, or playroom. The main floor is perfect for entertaining, featuring a sleek kitchen with stainless steel appliances, a generous dining area that opens to a back deck with a gas BBQ hookup, and a light-filled living room that leads to a cozy front balcony. The upper floor features three generously sized bedrooms, including a serene master suite complete with a walk-in closet and private 4-piece ensuite. A second full bathroom serves the additional bedrooms, ideal for Family or guests. This quiet, well-maintained complex backs onto a peaceful nature reserve with scenic walking paths and a tranquil creek just moments away. Enjoy unbeatable walkability to shops, restaurants, playgrounds, schools, and two beautiful ponds. With quick access to both Macleod Trail and Deerfoot Trail, your commute or weekend adventure is always within easy reach. Don't miss your chance



to call this incredible home yoursâ€”book your showing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224080      |
| Price          | \$474,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,748         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 317 Legacy Point Se |
| Subdivision | Legacy              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2X 3Z3             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings                                     |

|          |            |
|----------|------------|
| Heating  | Forced Air |
| Cooling  | None       |
| Basement | None       |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard                       |
| Lot Description   | See Remarks                     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 15              |
| Zoning         | M-1             |
| HOA Fees       | 36              |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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