

# \$550,000 - 246 Legacy Common Se, Calgary

MLS® #A2237277

**\$550,000**

5 Bedroom, 4.00 Bathroom, 1,354 sqft

Residential on 0.05 Acres

Legacy, Calgary, Alberta

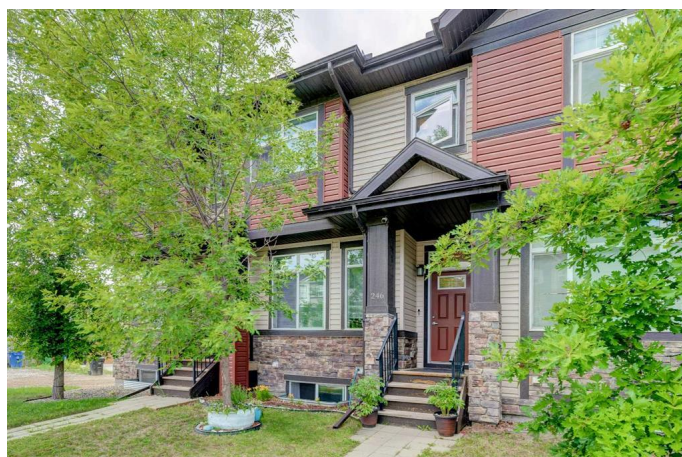
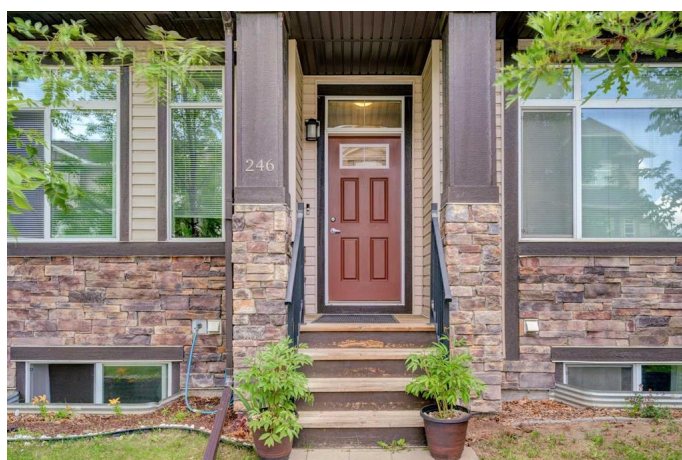
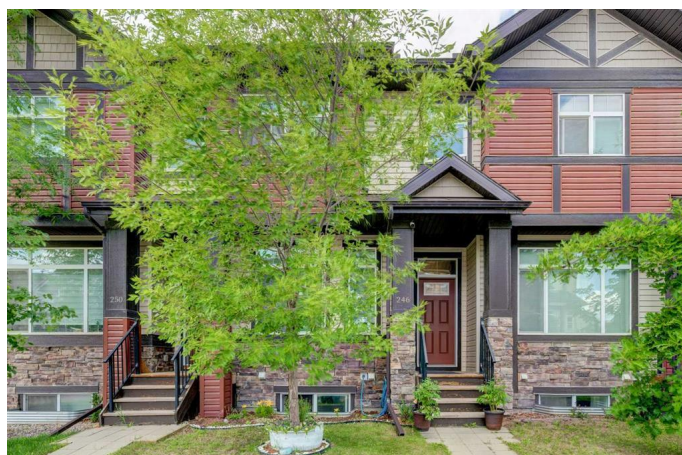
**\*\*\*NO CONDO FEES\*\*\*** Welcome to 246

Legacy Common SE, a FIVE-Bedroom Townhouse, with 3.5 Bathrooms and Double Detached Garage in the wonderful community of Legacy. You will enjoy the main floor with 9-FT ceilings and laminate flooring throughout. Kitchen with upgraded granite countertops and S/S Appliances, and the Open layout that's perfect for entertaining, a large living room & dining room. The upper level features the master bedroom with walk-in closet and 3-pc ensuite. Two other bedrooms, a full 4-pc bathroom, flex area, and upper floor laundry with stacked washer/dryer. Additional features include a double detached garage, deck, west-facing backyard, fence, landscaping, and most importantly, a fully developed basement with 2 extra bedrooms and a 4-pc bathroom. Don't miss this opportunity and Schedule a Viewing Today!

Built in 2015

## Essential Information

MLS® #	A2237277
Price	\$550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,354
Acres	0.05



Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	246 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2B7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 5th, 2025
-------------	----------------

Days on Market	25
Zoning	R-2M
HOA Fees	60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.