

\$549,900 - 114 Legacy Boulevard Se, Calgary

MLS® #A2241142

\$549,900

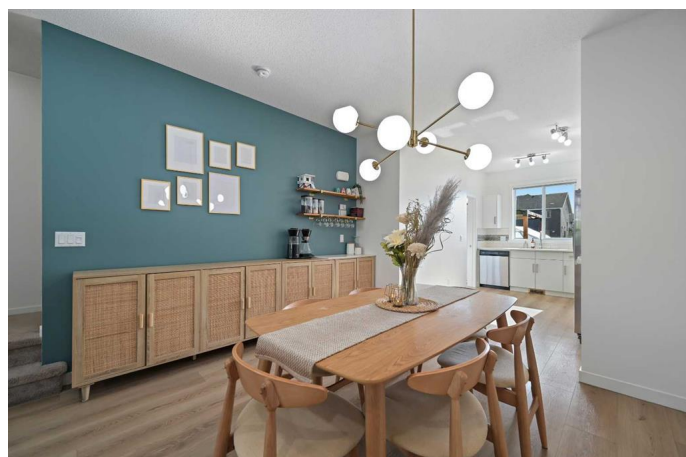
3 Bedroom, 4.00 Bathroom, 1,265 sqft

Residential on 0.04 Acres

Legacy, Calgary, Alberta

****NO CONDO FEES**SEPARATE**

ENTRANCE**Welcome to a residence that redefines townhome living. Located in the heart of Legacy, one of Calgary's most vibrant and thoughtfully designed master-planned communities, this beautifully curated home stands out from the crowd with high-end finishes, intentional design & a potential secondary suite opportunity that would be subject to approval and permitting by the city/municipality—perfect for extended family & guests. From the moment you arrive, you'll notice this isn't your average home. Every corner has been carefully considered, creating a warm, sophisticated aesthetic that feels both luxurious & inviting. Downstairs, the professionally developed basement is nothing short of exceptional. With a California-inspired vibe, the space features natural wood tones, soft neutral colors, & a layout straight from the pages of a design magazine. The lower level boasts a private separate entrance, spacious bedroom & large living area with dinette, a spa-inspired bathroom with oversized walk-in shower, rain head, & full tile surround, 2nd dedicated furnace & private laundry & seamless luxury vinyl plank flooring throughout. Whether used for guests or family, this level offers privacy, comfort, & undeniable style. On the main level, the home continues to impress with rich luxury vinyl plank flooring, designer details, & a modern open layout that connects living, dining, & kitchen spaces beautifully. Enjoy the



striking feature wall in the common area, custom coffee bar nook for your morning ritual, an elegant kitchen with quartz countertops, stainless steel appliances, undermount sink, stylish backsplash, & gold hardware accents & sizeable pantry for practical storage. Whether you’re hosting a dinner party or enjoying a quiet evening in, the flow & warmth of this space makes it instantly feel like home. Upstairs, you’ll find two generously sized bedrooms, including a primary retreat complete with its own feature wall, private ensuite, & walk-in closet. A central bonus room separates the two bedrooms, creating privacy & versatility, while a convenient pocket door connects the secondary bedroom to the main full bath—ideal for guests or kids. The upper-floor laundry adds even more functionality to this smart & stylish layout. Enjoy warm summer days on the private patio under a charming pergola, or unwind in your fenced backyard—perfect for pets, a garden, or relaxing with friends. Beyond the fence, you’ll find two dedicated parking stalls, plus additional street parking out front for guests. Living in Legacy means enjoying the best of urban convenience & natural beauty: Walking trails, tranquil ponds, & over 300 acres of environmental reserve; 12 playgrounds & 4 shopping hubs, including Legacy Township just minutes away; All Saints High School on-site and a new K-9 school opening in 2026; In winter, Legacy transforms into a magical wonderland with over 1 million Christmas lights, creating a truly festive community spirit. Discover today!

Built in 2015

Essential Information

MLS® #	A2241142
Price	\$549,900
Bedrooms	3

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,265
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	114 Legacy Boulevard Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0Y6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Stall

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
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 18th, 2025
Days on Market 35
Zoning R-2M
HOA Fees 60
HOA Fees Freq. ANN

Listing Details

Listing Office Jayman Realty Inc.

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