

# \$309,000 - 2113, 740 Legacy Village Road Se, Calgary

MLS® #A2259522

**\$309,000**

2 Bedroom, 2.00 Bathroom, 685 sqft

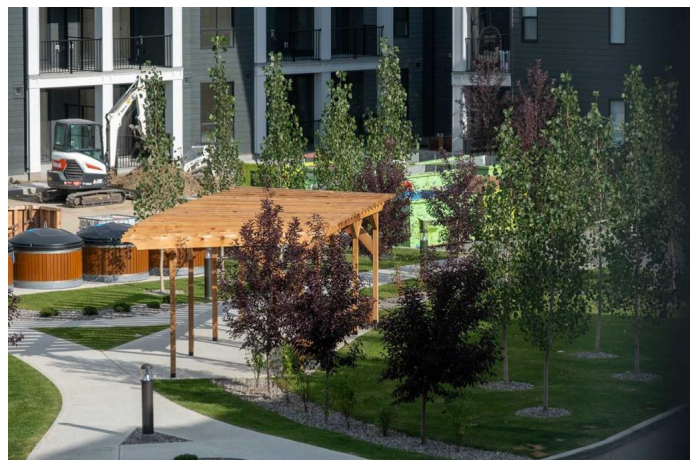
Residential on 0.00 Acres

Legacy, Calgary, Alberta

Amazing New Condo in Legacy Park Encore  
â€” The Georgia Max 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, black pearl granite countertops, soft-close cabinetry, and a full stainless steel appliance package â€” 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 surface parking stall, individual storage unit, window coverings, and in-suite laundry and walk out level patio (perfect for pets). Step outside and enjoy Legacy Park Encore's unbeatable location, walking distance to green space, regional bike paths, schools, shopping & dining and transportation. Whether youâ€™re a first-time buyer, down-sizer, or investor, this home delivers incredible value with everything you need right at your doorstep!

Built in 2024

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2259522          |
| Price          | \$309,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 685               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2113, 740 Legacy Village Road Se |
| Subdivision | Legacy                           |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2X 5X3                          |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Visitor Parking, Community Gardens                                                                          |
| Utilities      | Cable Available, Garbage Collection, High Speed Internet Available, Heating Paid For, Natural Gas Connected |
| Parking Spaces | 1                                                                                                           |
| Parking        | Heated Garage, Parkade, Stall, Titled                                                                       |
| # of Garages   | 1                                                                                                           |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, ENERGY STAR Qualified Appliances       |
| Heating           | Baseboard, Natural Gas, Radiant                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                                    |
| # of Stories      | 4                                                                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard                                     |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Cement Fiber Board, See Remarks, Silent Floor Joists |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 33                   |
| Zoning         | M2                   |
| HOA Fees       | 39                   |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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