

# \$524,000 - 114 Legacy Boulevard Se, Calgary

MLS® #A2251213

**\$524,000**

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



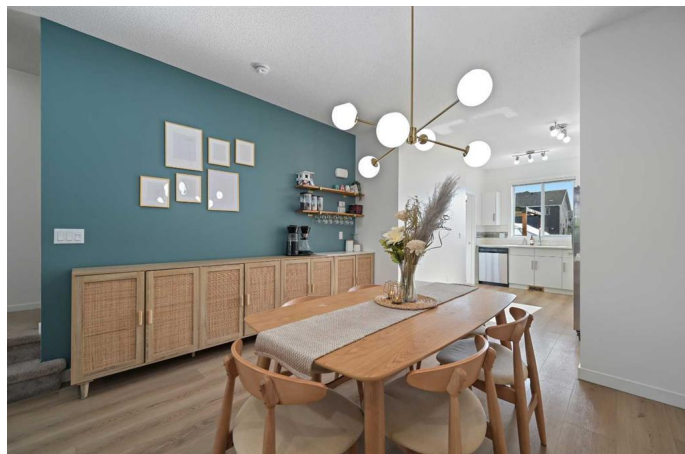
striking feature wall in the common area, custom coffee bar nook for your morning ritual, an elegant kitchen with quartz countertops, stainless steel appliances, undermount sink, stylish backsplash, & gold hardware accents & sizeable pantry for practical storage. Whether youâ€™re hosting a dinner party or enjoying a quiet evening in, the flow & warmth of this space makes it instantly feel like home. Upstairs, youâ€™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 bathâ€”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 backyardâ€”perfect for pets, a garden, or relaxing with friends. Beyond the fence, youâ€™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® #   | A2251213  |
| Price    | \$524,000 |
| 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                      August 25th, 2025  
Days on Market                10  
Zoning                              R-2M  
HOA Fees                         60  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Jayman Realty Inc.

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