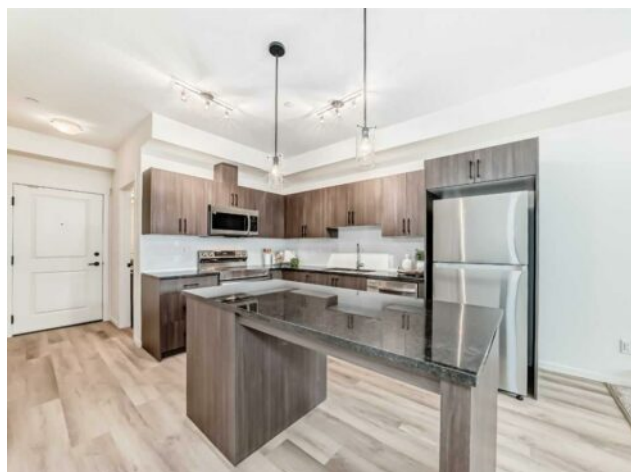


**1216, 740 Legacy Village Road SE**  
**Calgary, Alberta**

**MLS # A2204542**



**\$345,000**

<b>Division:</b>	Legacy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Hello, Gorgeous! Welcome to this stunning brand-new, never lived-in 2-bedroom, 2-bathroom condo located in the desirable community of Legacy. Offering 705 sqft of well-designed living space, this bright and spacious unit features a modern kitchen with upgraded upper cabinets, granite countertops, black hardware, and an upgraded pendant light over a deluxe slim island. The open-concept layout includes a large private balcony, perfect for enjoying the outdoors, along with the convenience of in-suite laundry. Additional highlights include underground parking and a private storage locker. Ideally situated directly across from a school and just steps away from a gym, shops, dining, and public transportation, this home offers unmatched accessibility and convenience. Whether you're a first-time buyer, investor, or looking to downsize, this move-in-ready condo in Legacy provides exceptional value and modern living in a vibrant, growing community.