

\$524,900 - 1407 Legacy Circle Se, Calgary

MLS® #A2085125

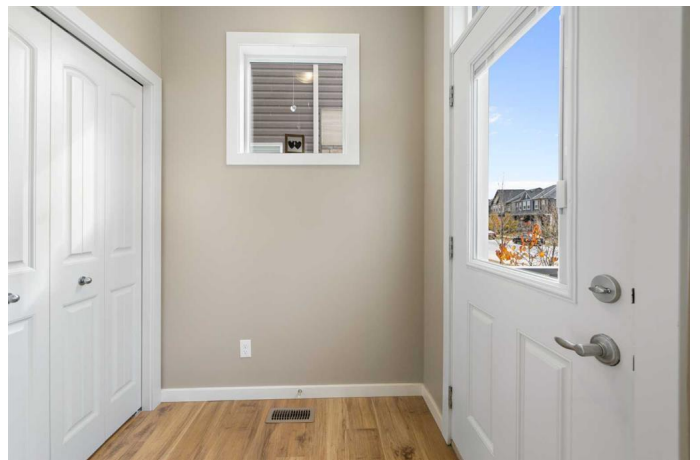
\$524,900

4 Bedroom, 4.00 Bathroom, 1,232 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Say "hello" to this stunning townhome in Legacy - one of SE Calgary's best communities. This property boasts no condo fees & offers the perfect blend of style and functionality. As you step inside this end unit townhome, you'll immediately notice the abundance of natural light that flows through, creating a warm and inviting atmosphere throughout. The open concept floor plan on the main floor is a standout feature, making it ideal for both everyday living and entertaining. The heart of the home, the kitchen, is a true culinary haven. It boasts SS appliances (including gas stove & a brand new microwave), spacious pantry, pot drawers, and a large island that's perfect for meal preparation & casual dining. The living room and dining room are super spacious and very functional. A 2 pc powder room and mud room area complete the main floor. Heading upstairs, you'll find three generously sized bedrooms, including the primary bedroom with its own ensuite bathroom and a spacious walk-in closet. The primary bedroom can even fit a king sized bed! Convenience is key, and the inclusion of an upstairs laundry room ensures that you won't have to lug loads of laundry up and down the stairs. The basement, mostly developed, offers you the flexibility you need. There's a fourth bedroom, ideal for guests or transforming into a home office, and a full bathroom that adds to the convenience. This extra living space can adapt to your unique needs, making it a versatile



area within the home. Step outside to the fenced backyard, where you'll find your very own private oasis. The deck is perfect for enjoying your morning coffee or hosting outdoor gatherings. It's a great spot to soak up the sunshine and fresh air. Bonus – the front and backyard are maintenance free with Astroturf (specifically designed for pets) in the back and rock landscaping in the front! Additionally, this property boasts a double detached garage, adding to the convenience & security of your new home. Enjoy peace of mind, as your investment remains free from any condo fees and is located close to tons of amenities including schools, shopping, trendy restaurants, walking paths, green spaces & parks! Don't miss out on this incredible opportunity to make this Legacy townhome your forever home. It offers not just a place to live, but a lifestyle to enjoy!

Built in 2017

Essential Information

MLS® #	A2085125
Price	\$524,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,232
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1407 Legacy Circle Se
---------	-----------------------

Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2J5

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	October 26th, 2023
Days on Market	15
Zoning	R-2M
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

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.