

\$589,900 - 74 Legacy Common Se, Calgary

MLS® #A2113341

\$589,900

3 Bedroom, 3.00 Bathroom, 1,501 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

#Detach# Fresh Paint# Fire Place# Water Softener# New Tankless Water heater# Deck# Fence# Landscaping# Excellent value with major curb appeal in this original owner home.

The fully landscaped front yard and concrete path greet you as you walk up to a large west facing front porch; the perfect spot to watch the kids play or unwind at the end of the day. Step in from the porch and into the large entry way complete with two oversized closets.

Upgraded African hickory flooring and 9'™ ceilings lead you into the open concept main floor living room which boasts a beautiful gas fireplace and offers a great spot for cozying up for a family movie. Continue on past the family dining room and into the heavily upgraded kitchen featuring a built in wine rack, large island/breakfast bar, stainless steel appliances, ample cupboard and counter space, and a huge walk-in pantry. The good-sized mudroom with a back door leads you to your private and landscaped back yard, finished with a deck and parking pad with potential for a 20x20 garage. A 2pc bathroom completes the main floor. Notice the well-positioned windows throughout the home as you make your way upstairs which continues to impress and features a separate 4pc bath and 3 good-sized bedrooms, including a spacious primary bedroom complete with a walk-in closet and full 3pc ensuite. The basement remains unspoiled and ready for development.



Built in 2014

Essential Information

MLS® #	A2113341
Price	\$589,900
Sold Price	\$592,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,501
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2A9

Amenities

Amenities	None
Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 14th, 2024
Days on Market	6
Zoning	DC
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
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