

\$669,900 - 288 Legacy Circle Se, Calgary

MLS® #A2136020

\$669,900

4 Bedroom, 4.00 Bathroom, 1,409 sqft

Residential on 0.05 Acres

Legacy, Calgary, Alberta

EVER DREAM OF OWNING A SHOWHOME?

- This is your chance! Located in the lively and growing community of Legacy, this Homes by Avi two-story side-by-side duplex offers 1,909 square feet of thoughtfully designed living space. A perfect opportunity for first-time homebuyers or those looking to downsize without compromising on quality and comfort. Step inside to 9'™ main floor ceilings and an inviting open concept plan that combines the living room, kitchen, and dining nook. This fluid layout is ideal for hosting friends and family, or enjoying quiet nights in. The kitchen is equipped with stainless steel appliances, stylish light fixtures, and elegant quartz countertops. A convenient 2-piece bathroom on the main floor adds to the ease of hosting and everyday living.

Enjoy making memories outdoors with a rear deck off the back entry, perfect for barbecues, and a cozy front porch that enhances the home's welcoming feel. The rear detached two-car garage provides ample parking and storage, giving you peace of mind.

Upstairs, you'll find everything you need for a comfortable life. The master bedroom serves as a private retreat with a walk-in closet and a 3-piece ensuite. Two additional bedrooms and a 3-piece main bath provide space for a growing family, guests, or even a home office. This floor also includes a dedicated laundry room with stacked machines, making chores more convenient.

9'™ foundation walls create a spacious and



open atmosphere for the fully finished basement to expand your living area. This lower level features an additional bedroom with a walk-in closet, a 3-piece bathroom, and a rec room perfect for relaxing or entertaining. With a separate entrance, the basement also offers flexible living arrangements. Ready for your future, this home includes gas lines for a potential gas stove and BBQ, making cooking and entertaining a breeze. High-quality finishes, including quartz countertops throughout, reflect the attention to detail and craftsmanship that Homes by Avi is known for. Whether you're just starting out, or looking to simplify your living space, don't miss the chance to start your new chapter in this beautiful showhome. Make it your own and enjoy the perfect blend of comfort, style, and convenience that Legacy has to offer. Reach out today to book your private viewing.

Built in 2023

Essential Information

MLS® #	A2136020
Price	\$669,900
Sold Price	\$649,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,409
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	288 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0X8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2024
Date Sold	August 26th, 2024
Days on Market	83
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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