

\$599,900 - 41 Legacy Common Se, Calgary

MLS® #A2147484

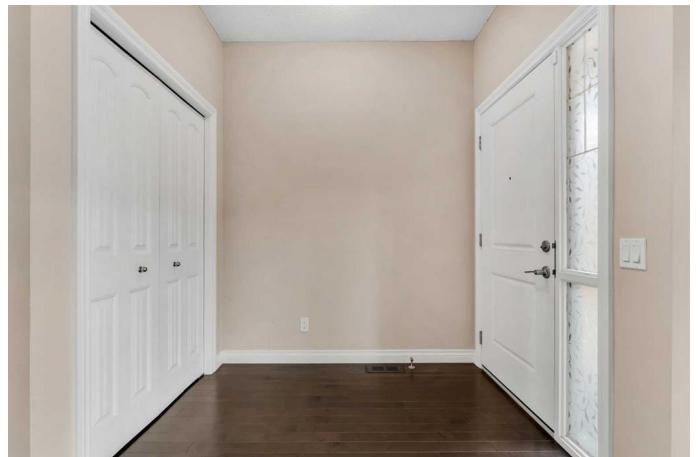
\$599,900

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Residential on 0.07 Acres

Legacy, Calgary, Alberta

Welcome to 41 Legacy Common, ideally situated in the renowned Legacy community. This meticulously maintained two-story home, built in 2014 boast a move-in ready status. Luxury abounds with features such as elegant hardwood floors and granite countertops throughout. Spacious and bright living room, open space kitchen comes with stainless steel appliances, and large island, and numerous cabinets. The upper floor features a master bd with vaulted ceiling, a generous walk-in closet and ensuite 4 pc bathroom. A second full bathroom upstairs caters perfectly to family needs, complemented by two additional well-sized bedrooms ideal for children, guests or a home office. Upgraded stair and dining room windows for enhanced natural light, basement comes with upgraded 9'™ basement ceilings, insulation all throughout, a rough-in and well positioned mechanical equipment ready for future development. Front porch, and spacious deck in the west-facing backyard to enjoy Calgary sunny summer days. Winter comfort is assured with a spacious two-car garage, adding practicality to this exceptional home. Walking distance to amenities such as daycare, schools, grocery stores, gym and restaurants. Close to legacy Corner and Legacy village shopping district. Close to the new South Campus hospital, Somerset-Bridlewood LRT. With over 3000 acres of natural environmental reserve, you can journey through the community's many walking paths without ever setting foot



on the road.

Built in 2014

Essential Information

MLS® #	A2147484
Price	\$599,900
Sold Price	\$593,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,282
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Legacy Common Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0X9

Amenities

Amenities	Other, Park, Playground
Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2024
Date Sold	September 4th, 2024
Days on Market	59
Zoning	DC
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	PREP Realty
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