

\$584,900 - 44 Legacy Passage Se, Calgary

MLS® #A2156956

\$584,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0.05 Acres

Legacy, Calgary, Alberta

Welcome to the Bronte model from Homes by Avia™ a home that effortlessly combines style, comfort, and a dash of personality in the heart of Legacy. This 2-storey side-by-side duplex unit is designed with modern living in mind, offering a perfect blend of elegance and practicality.

Step through the front door, and youâ€™™re immediately welcomed by soaring 9â€™™ main floor ceilings, setting the tone for the open and airy living space. The kitchen, a true centerpiece, is where culinary dreams come alive with its large island and breakfast barâ€™™ perfect for morning coffee or weekend brunch. Full-height cabinets offer ample storage, and the sleek built-in microwave and chimney hood fan add a touch of contemporary flair. Whether youâ€™™re a seasoned chef or just enjoy the occasional gourmet meal, youâ€™™ll appreciate the roughed-in gas line, ready for your future stove. The main floor also includes a convenient 2-piece bathroom and a rear deck with a roughed-in BBQ gas line, setting the stage for backyard gatherings and summer barbecues.

Upstairs, youâ€™™ll find a bonus roomâ€™™ a cozy space perfect for movie nights, a home office, or a play area for the kids. The master suite is your personal retreat, featuring a 3-piece ensuite and a walk-in closet thatâ€™™s ready for your wardrobe. The two secondary



bedrooms, each with their own walk-in closets, ensure everyone has their own space, while the shared 3-piece main bath and dedicated laundry room offer convenience and style. And letâ€™s not forget the quartz countertops throughoutâ€”they add just the right touch of luxury.

The basement is a blank canvas, ready for your creative ideas, with its 9â€™ foundation walls, upgraded 200 amp panel, and upgraded hot water tankâ€”all the essentials for whatever you envision next.

Nestled in the vibrant community of Legacy, this home isnâ€™t just a place to liveâ€”itâ€™s a place to thrive. Legacyâ€™s established schools, parks, playgrounds, and convenient transportation options make it an ideal spot for first-time homeowners and growing families. With possession set for January 2025, you can start the new year in a home thatâ€™s as charming as it is functional. Donâ€™t miss out on this opportunity to make the Bronte model your own!

Built in 2024

Essential Information

MLS® #	A2156956
Price	\$584,900
Sold Price	\$575,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.05
Year Built	2024
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	44 Legacy Passage Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5L6

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Front, Side By Side, Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	October 29th, 2024
Days on Market	69
Zoning	R-Gm
HOA Fees	0.00

Listing Details

Listing Office CIR Realty

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