

\$569,900 - 1338 Legacy Circle Se, Calgary

MLS® #A2165659

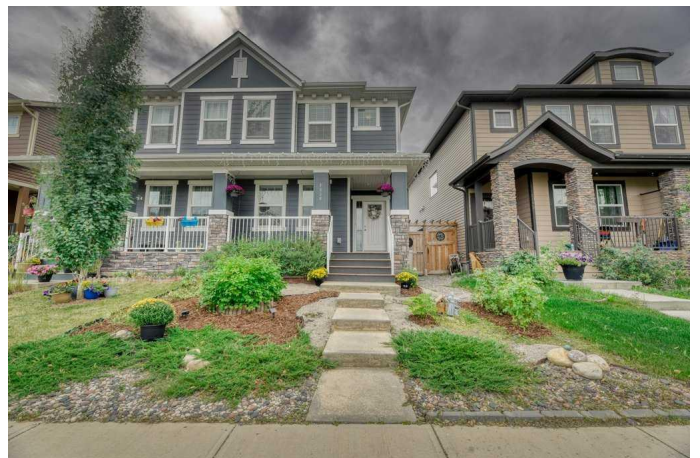
\$569,900

3 Bedroom, 3.00 Bathroom, 1,439 sqft

Residential on 0.06 Acres

Legacy, Calgary, Alberta

Welcome to Legacy, one of Calgary's most prestigious and rapidly growing communities, where stunning green spaces, ravines, and a sense of serenity await. This beautiful 3-bedroom, 2.5-bathroom duplex is the perfect blend of modern design, comfortable living and move-in ready home filled with opportunities to make it uniquely yours. As you step inside, you'll be greeted by an open-concept main floor bathed in natural light, with a spacious living area and a sleek kitchen that's perfect for both casual family dinners and entertaining friends. Upstairs, you'll find a thoughtfully designed floor plan with one master bedroom, featuring a spacious walk-in closet and a private attached bath for added luxury and convenience. In addition, there are two mid-sized bedrooms, perfect for family members or guests, which share a detached bathroom. The upper floor also includes a stacked washer/dryer providing practical and discreet laundry access. The unfinished basement, complete with rough-ins, provides endless possibilities for customization and your personal touch. Outdoor living is a delight in this home, featuring a large deck overlooking your private, lush green backyard—ideal for summer BBQs or unwinding after a long day. The front yard shines with a beautifully landscaped mulch garden filled with colorful flowers, adding to the home's curb appeal. The property is situated in a prime location with no houses directly in



frontâ€™ offering additional privacy and unobstructed views of the peaceful surroundings. The double detached garage and abundant street parking make it easy to host guests or accommodate additional vehicles.

Living in Legacy means you'll be part of an exciting & evolving community with four amazing parks (and a fifth opening soon), perfect for families with young children. The neighborhood is a food loverâ€™s paradise with a variety of restaurants, and offers gyms, daycare centers, and learning facilities nearby. Shopping and grocery stores are conveniently located, and public transit options continue to expand as Legacy grows.

Parents will appreciate the proximity to All Saints High School, with a K-9 Catholic school currently under construction and set to open by 2026. Additionally, a future K-9 public school is planned, making this the perfect long-term community for families. This peaceful neighborhood offers the best of suburban livingâ€™ away from the noise of busy streets, yet with easy access to all the amenities you need. Within walking distance to parks, green spaces, and schools, and a welcoming atmosphere for families and seniors alike, this home offers incredible value in an elite location.

Donâ€™t miss out! Homes in Legacy are in high demand, and with its prime location, modern design, and room for growth, this property wonâ€™t last long. Schedule your viewing today and make this dream home yours before itâ€™s too late!

Built in 2017

Essential Information

MLS® #	A2165659
Price	\$569,900
Sold Price	\$565,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,439
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1338 Legacy Circle Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2J4

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Level, City Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 2nd, 2024
Days on Market	19
Zoning	R-2M
HOA Fees	60.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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