

# \$699,000 - 43 Legacy Row Se, Calgary

MLS® #A2167744

**\$699,000**

3 Bedroom, 3.00 Bathroom, 2,092 sqft

Residential on 0.10 Acres

Legacy, Calgary, Alberta

Located on a quiet street and in true "MOVE IN READY CONDITION", here is the MODERN & UPDATED Family home you have been looking for! Welcome to 43 Legacy Row SE! The impressive curb appeal is accented by upgraded HARDIE BOARD SIDING and an attached INSULATED DOUBLE GARAGE (new motor in 2023). Upon entry the recent updates include, NEW LUXURY VINYL PLANK FLOORING (2022), and a fresh full PROFESSIONAL REPAINT (2024). The Kitchen was an original builder upgrade boasting MARBLE COUNTERTOPS, BUILT IN OVENS (replaced 2023) MICROWAVE (replaced 2023) and a NEW SS FRIDGE (replaced 2023). The dining/living area has a bank of windows that benefit from the SW FACING BACKYARD that bathes the main living area in LOADS OF NATURAL LIGHT! The GAS FIREPLACE makes for a cozy relaxing environment on those cool winter days. The mudroom off the garage is perfect for storing all your winter jackets and boots. The main floor is completed with a DEN / OFFICE SPACE, providing the all important work from home location. Moving upstairs, the large BONUS ROOM makes for a great spot for unwinding and watching your favorite program/sports team after a long day. The master ensuite has the all important WALK IN CLOSET and a LARGE 5 PIECE MASTER BATH with dual VANITIES that match the main floor MARBLE. There are 2 more Bedrooms as well as a full 4 piece bath on the upper level.



The backyard benefits from the SW exposure and has a deck to enjoy those sunny afternoons. The basement is undeveloped and ready for your creative touches. The water softener and filter system were installed in 2023 (fully plumbed to the new refrigerator in the kitchen). Book your showing before this one is gone!

Built in 2014

### Essential Information

MLS® #	A2167744
Price	\$699,000
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,092
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	43 Legacy Row Se
Subdivision	Legacy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L0X0

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Recessed Lighting
Appliances	Dishwasher, Dryer, Washer, Window Coverings, Electric Cooktop, Electric Oven, ENERGY STAR Qualified Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Tennis Court(s)
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 22nd, 2024
Date Sold	October 18th, 2024
Days on Market	26
Zoning	(R-1N)
HOA Fees	65.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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